


Neighborhood Planning for Community Revitalization



A CONSORTIUM PROJECT OF: Augsburg College; College of St. Catherine; Hamline University; Higher Education Consortium for Urban Affairs; Macalester College; Metropolitan State University; Minneapolis Community College; Minneapolis Neighborhood Revitalization Program; University of Minnesota (Center for Urban and Regional Affairs; Children, Youth and Family Consortium; Minnesota Extension Service); University of St. Thomas; and Minneapolis community and neighborhood representatives.

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St. Paul's North End Community: A Report on Industrial, Commercial, and Residential Redevelopment

**Prepared by
Christine Grisham and Adam Buhr
for the North End Area Revitalization, Inc.
August 1998**

*This report [NPCR 1101] is also available at the following internet
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St. Paul's North End Community: A Report on Industrial, Commercial, and Residential Redevelopment



Written for NEAR and NPCR

by

**Christine Grisham
Adam Buhr**

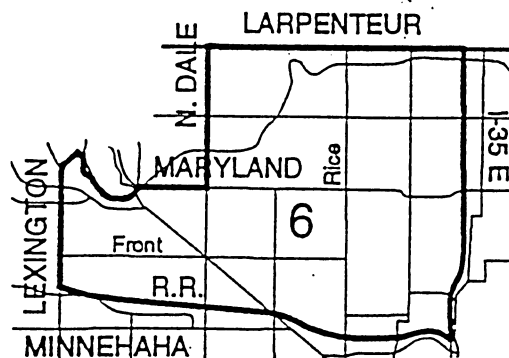
Cover Pictures, from the top: Maxson steel site, Rice Street, and a local residential street

NORTH END DISTRICT 6

Figure One

Boundaries

North: Larpenteur Av., E. Como Blv.
East: I-35E
West: Lexington Pky., Dale St.
South: Burlington Northern RR



Housing

Single-family units: 5,105 (51%)
Multi-family units: 4,901 (49%)

Owner-occupied units: 4,806 (51%)
Renter-occupied units: 4,691 (49%)

Average value of owner-occupied homes: \$62,998

Average monthly rent for renter-occupied units: \$360

Value of owner-occupied homes by ranges:
\$0-\$59,999 45% \$60,000-\$99,999 52% \$100,000+ 3%

Age of housing units by year built:
1939 or earlier - 35%
1940 to 1959 - 22%
1960 to March 1990 - 43%

Median Household Income: \$23,225

District Business Associations:
North End Business Club
Lil Linder, President
Linder's Greenhouse
270 Larpenteur Av. W.
Saint Paul, MN 55113
612-488-1927

Population: 23,380

By age groups:

<i>Under 18:</i> 29%	<i>45 to 64:</i> 14%
<i>18 to 44:</i> 44%	<i>Over 64:</i> 13%

Schools

Public

North End Elementary (K-6)
Mississippi Creative Arts Magnet (K-6)
Washington Middle (6-8)
Como Park Senior High (9-12)

Private

St. Bernard's Elementary (PreS-8)
St. Bernard's Senior High (9-12)
St. Andrews (PreS/Ext. Day)

Major Employers

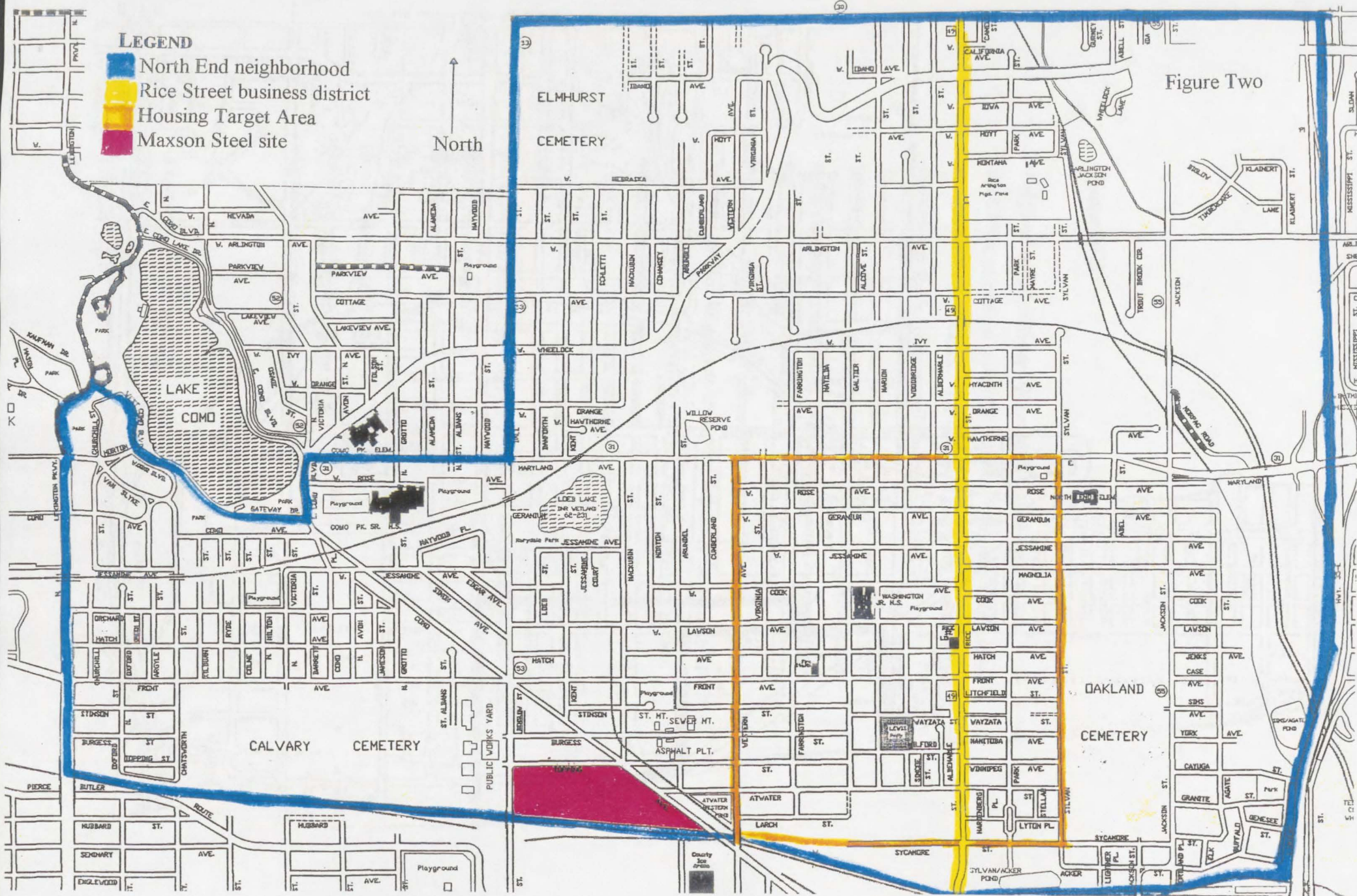
Northern States Power Company
Empire Builders Industrial Park
Engraphics

N.E.A.R.
1061 Rice St.
Saint Paul, MN 55117
612-488-1039

LEGEND

- North End neighborhood
- Rice Street business district
- Housing Target Area
- Maxson Steel site

Figure Two



[illegible]

August 1998

Neighborhood Planning for Community Revitalization

(NPCR) supported the work of the author of this report but has not reviewed it for publication. The content is solely the responsibility of the author and is not necessarily endorsed by NPCR.

NPCR is coordinated by the Center for Urban and Regional Affairs at the University of Minnesota. NPCR is supported by grants from the US Department of Education Urban Community Service Program, The McKnight Foundation and The Minneapolis Foundation. St. Paul projects are funded in part by St. Paul Local Initiatives Support Corporation (LISC), The St. Paul Foundation, and St. Paul Companies.

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TABLE OF CONTENTS

	<u>Page Number</u>
Executive Summary	2
North End History	2
Commercial Activities in the North End	3
NEAR's History	4
<i>Great Northern Corridor: A Community Vision</i>	5
Maxson Stage II Planning Meetings	6
Secondary Data Sources	12
Rice Street Business Survey	14
NEAR's Housing "Target Area"	19
Conclusion	30
Appendix A-G	

"I think the North End is a nice place to live. I do worry about the future of the area, and although I don't know much about your program, I do think it is important that we all work together to revitalize the area and keep it from deteriorating. The people that live here are great—hard working and honest—but nobody is rich."

- North End Resident

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TABLE OF CONTENTS

	<u>Page Number</u>
Executive Summary	2
North End History	2
Commercial Activities in the North End	3
NEAR's History	4
<i>Great Northern Corridor: A Community Vision</i>	5
Maxson Stage II Planning Meetings	6
Secondary Data Sources	12
Rice Street Business Survey	14
NEAR's Housing "Target Area"	19
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Appendix A-G

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—North End Resident

EXECUTIVE SUMMARY

North End Area Revitalization (NEAR) is the local community development corporation serving the North End neighborhood of St. Paul, Minnesota. (A map of the North End neighborhood and some summary statistics are provided in *Figures One and Two*). As the NEAR interns, we have focused on three activities: secondary data collection, community meetings, and the surveying of business owners and local residents. This report summarizes these activities, which involve three distinct geographic locations. These locations include the former site of the Maxson steel plant, the Rice Street business area, and the North End residential housing area. Information and data listed in this report are primarily from surveys distributed in the spring of 1998. These surveys were conducted so that NEAR's staff may better understand both who lives and works in the area and how these individuals feel about the neighborhood. We have also collected Census data, realty information, and property tax records. This report is a community profile meant to serve as a tool for NEAR's staff. This report can assist in the improvement and redevelopment of the North End community by letting NEAR's staff better understand conditions as they exist today.

NORTH END HISTORY

The North End neighborhood began as a working class community,¹ when the area south of Front Street was settled in the 1880s and 1890s by northern European immigrants. These immigrants settled near the heavy industry and railroad shops developing in the area,² with most early development being directly related to the Great Northern and Pacific Northern Railway lines.³ Other early industrial development included the Planing Mill of the John Martin Lumber Company, located at the current Northern States Power (NSP) site, and the St. Paul Foundry.⁴ Providing transportation between work place and residence, several streetcar lines existed in the North End by 1918, with a St. Paul streetcar barn located at Front and Rice where the Ritter Shopping Center currently stands.

The early settlers of the North End included a variety of ethnicities, although German and Austrian immigrants accounted for the largest percentage.⁵ According to the 1940 Census, 40.5% of the area's foreign-born whites were of "German-Austrian" origin.⁶ Other ethnicities present in the neighborhood at that time included Swedes, Norwegians, and Poles. Arriving later than many ethnic groups, beginning around 1910, Romanians made the North End neighborhood their principal St. Paul home.⁷ The racial makeup of the area diversified more in the latter half of this century, although this change was not very evident until recently. The 1960 Census reported that "White" residents were 95.8% percent of the North End residents, down 1% from 1940. "Negro" constituted 3.9% of the population, up .7% from 1940, and "Other" races accounted for only .2% of the North End residents.⁸ However, much larger changes were evident in the 1990

¹ NEAR 10 Year Progress Report. 1984. p. 2.

² Torstenson, J.S.; Nordlie, D.A.; & Hemmingson, A.R. *The North End Community: A Segment of Metropolis*. 1967. p. 6.

³ Flannery, James K. et al. *North End Focus*. 1977. p. 6.

⁴ Ibid, p. 6.

⁵ Ibid, p. 8.

⁶ Torstenson, J.S.; Nordlie, D.A.; & Hemmingson, A.R. p. 8.

⁷ Ibid, p. 11.

⁸ Torstenson, J.S.; Nordlie, D.A.; & Hemmingson, A.R. p. 36-37.

Census, where "White" respondents comprised 82.4% of the community, "Black" was 7.5%, "Asian/ Pacific Islander" 7.0%, and "American Indian" and "Other" races constituting the remaining 3.1%.⁹ In sum, similarly to the city and region, the population of the North End has become more racially diversified in the latter part of the century.

Two other important elements of the neighborhood's history are local churches and cemeteries, and both are directly related to the ethnic origins of the first settlers. Zion Lutheran Church, at Jackson and Sycamore, is one of the oldest churches in St. Paul and was founded in 1863.¹⁰ Built in 1890, St. Bernard's Catholic Church on Rose Avenue is one of the oldest reinforced concrete buildings in St. Paul.¹¹ Oakland Cemetery, opened in 1853, was originally three separate cemeteries. The Calvary and Elmhurst Cemeteries were also founded in the area around 1850.

COMMERCIAL ACTIVITY IN THE NORTH END

The majority of retail shops in the community are concentrated along Rice Street, which runs south to north from the State Capitol beyond the St. Paul city limits. Rice Street has always served as the "main street" of the North End community. Some historical accounts credit the history of Rice Street, like the neighborhood itself, as being tied to the creation of the railroad industry. Some believe that the street was built in the 1800s by James J. Hill, founder of the Great Northern Railway, to connect his Summit Avenue home with his North Oaks farm. Rice Street has been a vital transportation route since its construction, and was designated Minnesota Highway 49 in the early 1900s. The importance of Rice Street as a transportation artery has increased since the 1940s with the suburbanization of northern St. Paul. The area north of the border of St. Paul along Rice Street remained mostly vacant and unsettled until post-World War II.¹² Since the 1940s, suburbs such as Roseville and Maplewood have also added commuter traffic usage to Rice Street.

Beyond acting as a commuter route, the area along Rice Street between Sycamore and Maryland serves as the North End's main retail center. Although auto-related businesses are prominent along the street, restaurants, appliance, grocery and franchise stores provide needed goods and services to the community. Many stores have been in business for over two decades, some for more than forty years. However, vacant properties and neglected buildings are a persistent problem along Rice Street. These problems were one impetus for the establishment of a North End community development corporation, North End Area Revitalization (NEAR) in 1984.

In 1976, a report by the District 6 Planning Council concluded that their organization needed to work more closely with the commercial district. Little action was taken until 1981, when the report was reexamined. The North End Business Club and District 6 began working together at that time, and as a result, NEAR was formed. This action was taken to address three specific problems relating to Rice Street: the high vacancy rate, a shortage of parking, and high crime

⁹ *St. Paul Planning District 6: North End 1990 Census Data.*

¹⁰ Torstenson, J.S.; Nordlie, D.A.; & Hemmingson, A.R. p. 83.

¹¹ Flannery, James K. et al. p. 7.

¹² Torstenson, J.S.; Nordlie, D.A.; & Hemmingson, A.R. p. 6.

rates. Thus, a goal for creating NEAR was to help both connect business and resident interests and improve Rice Street's contributions to the neighborhood.

NEAR'S HISTORY

North End Area Revitalization (NEAR) is a non-profit community development corporation (CDC) located in the city of St. Paul. The organization's mission is to "improve St. Paul's North End community by initiating economic development activities that strengthen the local economy, improve the image of the neighborhood and create employment opportunities for area residents."¹³

NEAR has primarily focused on programs that encourage small business enterprise and commercial revitalization. The organization has completed over 200 business improvement projects, been involved in Rice Street beautification, and assisted in the creation of a commercial hub at Rice and Front Streets.

The original goal for NEAR was the revitalization of the Rice Street Commercial District. More specific goals included the removal of blight, the expansion of existing businesses, and the attraction of new businesses to the street.¹⁴ Specific actions have included facade improvement projects, landscaping, commercial parking projects, and the Rice Streetscape Project that unified the Rice Street area and created a more pedestrian-friendly environment.¹⁵ This action helped reduce vacancy rates on Rice St. from more than 40% in 1984 to less than 10% ten years later.

NEAR has worked closely with the District 6 Planning Council as well as city officials, and as the organization's interests and staff have grown over the years, so has the area they serve. Originally NEAR served the businesses along Rice Street, but now serves the entire District 6 community. In addition to its commercial program, NEAR has also developed an industrial development program and a housing improvement program.

In late 1997, the staff at NEAR felt they could improve their efficacy by collecting more data on the neighborhood. Several issues, including the surveying of Rice Street and the housing "Target Area," had been delayed for several years because of a lack of staff time and resources. We were hired as interns to form a community profile by collecting secondary data for the "Maxson Stage II" community meetings as well as for the entire neighborhood. Primary data was also collected through several surveys. Three separate surveys—of the Maxson Task Force, Rice Street businesses, and the housing Target Area—began in May of 1998. However, our initial responsibilities before the survey analyses were largely related to the Maxson steel site redevelopment project, which began in 1996. The spring of 1998 marked the beginning of the second stage of redevelopment planning, a process that created a Task Force comprised of residents and business owners that live and/or work around the Maxson site. A review of the "Phase I" Report provides a history of the project previous to our involvement as research interns.

¹³ *NEAR 10 Year Progress Report*. (Alan Emory) p.1.

¹⁴ *Ibid*, p. 4.

¹⁵ *Ibid*, p. 5.

GREAT NORTHERN CORRIDOR: A COMMUNITY VISION

In 1996 and 1997, the Maxson Steel/Dale Street Shops Task Force—appointed by the District 6 Planning Council, District 7 Planning Council, Frogtown Action Alliance, and NEAR—completed a community visioning process for the redevelopment of the Dale Street Shops and the site of the former Maxson steel plant. These sites are at the center of what has become known as the “Great Northern Corridor,” stretching from Energy Park to Highway 35E. This area has mainly industrial land uses and a high rate of vacancy. The Task Force’s Report, titled *Great Northern Corridor: A Community Vision*,¹⁶ identifies assets and weaknesses of the sites, the central goal for redevelopment, and how to implement these strategies.

The Report’s introduction presents the following information:

- The Maxson Steel/Dale Shops site lies in a key location: it is midway between two established industrial areas, Energy Park and Empire Builder; it is near the geographic center of the metropolitan area; and it is between Como Park and the State Capitol.
- The site is surrounded by an underutilized labor force.
- Public and private investment in the surrounding area, including home construction and new business enterprise, is creating a stronger neighborhood context for redevelopment.
- Redevelopment of the site is consistent with regional growth management policies that encourage reuse of central city land rather than development at the edge of the metropolitan area.

Additionally, the Report describes existing conditions of the site in relation to how the proposed “Great Northern Industrial Park” may be developed. Of particular concern are the environmental factors that are likely to hinder development. As is the case with most urban redevelopment, issues concerning contamination and stability of soils exist. Action is being taken, however, to remedy the situation on the Burlington-Northern site through the Minnesota Pollution Control Agency’s Voluntary Investigation and Cleanup Program. The Report recommends site planning which takes maximum advantage of clean and stable soils and caps contaminated soils with buildings or parking facilities in order to minimize the necessary clean-up. The current plan calls for the sale of individual parcels on the site by the Saint Paul Port Authority to job-producing manufacturers who will construct their own buildings. Covenants outlining specific standards of construction for new landowners will be enforced by the Port Authority.

The central goal identified by the Task Force is as follows:

The site should be redeveloped as a single urban industrial park, offering space to light industrial businesses willing and able to employ a significant number of neighborhood residents at family-supporting wages.

The new uses on the site should be physically and programmatically connected to and integrated with the balance of the corridor.

The site should be an attractive neighborhood amenity and developed in such a way as to leverage the revitalization of the surrounding neighborhood.

¹⁶ *Great Northern Corridor: A Community Vision*, November 1997

The Report also makes recommendations to be pursued in conjunction with the industrial development regarding the residential area surrounding the site. These recommendations include the following:

- Provide new and rehabilitated housing to accommodate housing needs of employees
- Increase commercial development along Dale Street, especially at crossings with Como, Minnehaha, Thomas, and University Avenues
- Create new community centers and services related to the planned Front Street School
- Increase accessibility and improve traffic circulation through alteration of existing transportation corridors
- Ensure the employment of neighborhood residents through job training and selection of compatible employers

Finally, the Report explains the implementation strategy for the Great Northern Corridor plan. The Report recommends a continuing forum involving neighborhood representatives and the development agencies regarding business selection, neighborhood workforce development, and design review.

In late 1997, this plan was offered to the Saint Paul Port Authority and the Housing and Redevelopment Authority and was intended to serve as a guide regarding investment decisions for the area. Planning has continued further to a second stage with new directives: increasing citizen involvement and emphasizing the area surrounding the site, not just the site itself. This second redevelopment process, called "Maxson Stage II," is expected to last until October 1998, where several neighborhood organizations, city officials, and local residents and business owners meet on a monthly basis. The purpose of these meetings is to anticipate and plan for changes in the surrounding area resulting from the possible redevelopment of the site. The eventual goal is a second written Report concerning the area directly north of the Maxson site.

MAXSON STAGE II PLANNING MEETINGS

First Community Meeting—April 21, 1998

This meeting was the first in the Maxson Stage II redevelopment planning. Presenters included District 6 staff, St. Paul Planning and Economic Development, and NEAR. A citizen task force was formed and residents and business owners voiced their concerns involving the neighborhood. As the NEAR interns, we presented five types of data: a land use map, Census material, crime statistics, school information, and employment data.

The land use map (*Appendix A-1*) was outlined during April of 1998, and it illustrates the many varied land uses around the Maxson site. Parcel use is divided among the following: single family, duplex, and multi-family housing; commercial, industrial, and office business buildings; outside storage and parking; vacant/empty lots; and park/green space. It was impossible at times to determine whether a parcel was, for instance, a manufacturing site only or a commercial retail business. In the cases of unknown land use, time did not allow us to directly question tenants regarding the business or residence. However, the land uses were compared to property tax records in order to verify some properties in question.

The second type of data presented by NEAR at the April citizen meeting was U.S. Census material and 1996 projections. This information was obtained from the City of St. Paul. The Census tract data presented (see Figure 3, red outline) included demographics of the population (*Appendix A-2*). Unfortunately, this data as well was questionable because the statistical methodology used for projections may have been configured based on statewide or even national trends. However, some tentative conclusions may still be drawn.

The tract's population was around 2,000 people in 1990 and that population was expected to decline in the next six years by about ten percent, a trend also expected on a citywide basis. The area appears to have several key differences when compared with St. Paul. The tract, when compared to the city as a whole, has a higher percentage of white residents and a higher percentage of vacant housing. Further, median household income and median owner-occupied housing values are considerably lower than the city average.

A third type of data presented, crime statistics, was acquired from the St. Paul Police Department's Internet web page. In *Appendix A-3*, three areas are summarized during the years 1990-1997. The average number of reported offenses during these eight years are listed. The "sub area" summarized in *Appendix A-3* includes only the area between Dale and Western, Front and Minnehaha streets (see Figure 3, blue outline). The "area total" includes five police "grids" from Dale Street on the west and 35E on the east, and Front Street on the north and Minnehaha to the south. When the sub area and total study area are compared with St. Paul city totals, several conclusions can be made. First, per capita crime in the years 1990 through 1997 is considerably higher for the sub area. Second, the sub area has a very low population (only around 300 people and 10% of the total study area). Third, theft and vandalism are the most frequent offenses in all three areas.

Comparisons between individual years was not possible due to the low population numbers in the police grids, and thus we were unable to determine if crime is a growing problem in the area directly surrounding Maxson, the larger North End neighborhood, or the city of St. Paul.

The fourth and fifth types of data shown at the April citizen meeting include data for all of District 6 (see Figure 3, all properties outlined in black). The school data, obtained from Wilder Research, included students during the 1996 school year in both public and private elementary and high schools (see *Appendix A-4*). Almost ninety percent of students attending school in the North End District go to public schools. Adequate information regarding what proportion of residents from the area actually attend school within their residential district was unavailable. However, estimates appear rather low. For example, only 37% of the students attending the North End elementary school during the 1996 school year were actually residents of the area.

Two statistics from this school data indicate a growing percentage of younger families and minority families in St. Paul and the North End. First, over fifty percent of all North End students are in fifth grade or lower, indicating that a lower proportion of students are in the higher grades. Second, the numbers of white students across grades are relatively constant. Numbers vary considerably for the Asian students, with many more in the younger grades. This reflects the recent influx of Asian, particularly Hmong, families.

The last type of data presented at the April meeting covered District-wide employment (see *Appendix A-5*). This employment data summarized information obtained from the City of St. Paul Department of Planning and Economic Development. Of the seventeen districts citywide, the North End ranks first among total number of construction jobs. Wholesale trade and manufacturing jobs also rank very high when considering that the District only holds three percent of St. Paul's total employment. These rankings illustrate the prevalence of industrial sites in the North End. These numbers may grow even larger if Maxson is redeveloped into a modern industrial park.

A summary of this first meeting was compiled by Nancy Homans and is listed in *Appendix A-6*. This summary outlines some of the main points brought up during a discussion about what residents believe are the strengths and weaknesses of their neighborhood. Cited most often at the meeting were the residents' approval of the diversity of the community and the inclusion of nearby businesses in that community. The areas of greatest concern were the appearance of the neighborhood and the prevalence of run-down buildings, particularly industrial sites and older homes.

Second Maxson Stage II Meeting—May 12, 1998

The second community meeting was largely a brainstorming session for the Task Force, to see what they wanted changed or maintained within the neighborhood. Nancy Homans of St. Paul Planning and Economic Development guided the session by dividing the Task Force into groups and giving them maps. They then labeled exactly where they want improvements, and where they feel the Port Authority and the City should maintain current land uses. NEAR did not present any information at this time, but we did mail out the Maxson survey the following week to all 21 individuals who signed on as Task Force members at the first meeting. This survey asked a series of questions related to people's opinions regarding, for example, crime and traffic.

Third Maxson Stage II Meeting—June 23, 1998

NEAR presented the results of the Task Force survey at the beginning of this meeting. Adam Buhr summarized our findings, and stated that the survey was distributed in order to provide an opportunity for respondents to express their opinions in a less public setting and to also supply NEAR, District 6, and Nancy Homans with a quick summary of the members' opinions on particular issues. *Appendix B* lists the analysis from the survey in its entirety. Below is an abbreviated analysis.

Task Force Survey Results

Fifteen surveys were returned out of a total sample of 21 mailed to the Task Force members. Most responses confirmed feelings that had already been openly discussed at the meetings, although the survey allowed for anonymous and confidential expression of opinions not possible during the meetings. Members seemed to be in general agreement on all issues except the future of the City Asphalt Plant in the study area. Of those disclosing residence location, 9 live within the study area described above in *Appendix A-1*, with 4 living nearby but outside of the boundary. There were no real differences in responses between those living inside and outside of the study area.

Members were asked to rank the severity and importance of several issues:

(Total number of responses shown, with most frequent response in **bold**)

<i>N. Not a problem</i>	<i>N. Not at all important</i>
<i>M. Minor problem</i>	<i>S. Somewhat important</i>
<i>D. Definitely a problem</i>	<i>I. Important</i>
<i>S. Serious problem</i>	<i>V. Very important</i>

Response Categories	Is this a problem in the neighborhood?				How important is this particular issue to you?			
	N	M	D	S	N	S	I	V
Appearance of Neighborhood	1	1	5	7	0	2	2	10
Rising Property Taxes	3	2	3	6	1	2	6	6
Declining Property Values	0	3	4	7	0	0	5	9
Personal Safety	1	2	5	5	0	0	5	9
Traffic from Trucks	1	1	7	5	1	3	2	8
Cars	0	5	5	3	0	4	3	6
Noise from Vehicles	6	2	4	2	4	3	3	2
Businesses	7	2	2	2	5	3	2	1

The survey then asked respondents to list the three issues from the table above that most concerned them. These responses are summarized below and are consistent with the previous section, in that the most often mentioned concerns below received the largest amount of "Serious problem" and "Very important" responses in the above table.

Issues that most concerned Task Force Members: (number of responses in parentheses)

1. Appearance of neighborhood (11)
2. Personal safety (9)
3. Traffic from trucks (8)
4. Declining property values (5)

Finally, Task Force Members were asked their opinions about changes taking place in and near the study area. Members agreed about redevelopment of the Maxson Steel site and the construction of the elementary school on Rice Street, but disagreed about the future of the City Asphalt Plant in the study area.

Most Task Force Members agreed about the following two (re)developments:

a. Redevelopment of Maxson site:

Strongly in favor	10
In favor	4
Neutral	1

b. Construction of school on Front Street:

Strongly in favor	7
In favor	3
Neutral	4
Opposed	1

Task Force Members disagreed about the City Asphalt Plant

City Asphalt Plant remaining in current site:

Strongly in favor	3
In favor	2
Neutral	2
Opposed	2
Strongly opposed	5

Conclusions from the First and Second Community Meetings

After Adam Buhr presented the survey results, Nancy Homans discussed five tentative conclusions that she prepared after the first two meetings. Listed below are the five conclusions, with comments on each from various Task Force members.

- 1) *The area should retain its essential character as a mix of industrial and residential uses—for at least the next 10-15 years.*
 - a. Money for senior and low income housing would be good.
- 2) *Attention should be devoted to making street/sidewalk/boulevard improvements to better screen outdoor storage and industrial operations. Selective "clean-up" should be encouraged.*
 - a. This is the first thing that needs to be done.

- b. It's important to give a good first impression to those unfamiliar with the neighborhood.
 - c. Improving streets will help us link better to the North End, Como, and Frogtown neighborhoods.
 - d. Streetscaping may be undesirable for industrial sites that need the area clear and visible for safety reasons.
 - e. Better turning lanes for trucks are needed.
 - f. The asphalt plant sometimes has 10-12 trucks waiting on the street. How can we remedy this?
 - g. We need more off-street business parking.
- 3) *Special effort should be made to improve the appearance of Como Boulevard.*
- a. A proposal by Sen. Ellen Anderson for this type of project did not get funding in this legislative session.
 - b. This is a very important truck route, with vehicles using the Marion and Dale highway exits and then turning onto Como.
- 4) *Residential pockets that should be preserved (and improved) should be identified with the other being available for industrial expansion.*
- a. A mix of land uses is good.
 - b. It deters vandalism of businesses with someone always watching.
- 5) *The future of the Front Playground—especially in relationship to the school—should be explored.*
- a. What role does the playground have now? Almost no one uses it.
 - b. How can foot traffic from the school to the playground be handled when crossing busy Front Street?
 - c. The school already has some area for play—will this make the current playground obsolete?
 - d. The current playground needs a full-time director and programs.
 - e. The current playground appears to be used mainly for summer baseball.
 - f. Should the playground be kept as is or should the land be used for other purposes, such as an area for new home construction?

These conclusions will likely form much of the discussion during the following months. Last, Kathy Cole of District 6 also announced the upcoming demolition of the Como Foundry on the Maxson steel site on July 11, 1998.

Fourth Maxson Stage II Meeting—July 28, 1998

The last community meeting we attended as NEAR interns began with an informal presentation by St. Paul Parks and Recreation representative Sandy Baker. Discussion focused on the Front Recreation Center and the possible changes to the Center after the opening of the new elementary school across the street. Ms. Baker stated that no funds are available for expanded programs and little is known about the demand that might be created from the school.

Nancy Homans next led a discussion of possible housing and redevelopment locations in the neighborhood. Development partnerships were also talked about, such as the provision of public

funds to current landowners for the redevelopment of land into middle income, multi-family housing, or to construct Habitat for Humanity single-family homes. Task force member appear hesitant to investigate this matter extensively, mainly because they do not want to interfere with owners' private land holdings.

Last, the meeting was adjourned and members will meet next in September to discuss a specific housing area that is north of the Maxson site.

SECONDARY DATA SOURCES

In addition to the data we presented in the spring of 1998 for the Maxson area, we also collected data for the entire North End . This neighborhood research, much like the Maxson data, will help NEAR to better understand the demographics of the area. Information about local schools, realty sales, and traffic counts for Rice Street are listed below.

Wilder School Data

A data request from Wilder Research about schoolchildren provided more information regarding all St. Paul 1996-1997 school districts. *Appendix C-1* reflects several trends that are also evident in District 6/ North End schools. These trends include:

- The lower grades have a considerably larger number of students. Grades by race of student indicate growing Asian and Hispanic populations, while numbers of Black and White students are relatively stable.
- Racial breakdowns are as follows

Asian	11,408 (22.2%)
Black	9,744 (18.9%)
Hispanic	3,260 (6.3%)
Indian	744 (1.4%)
White	20,742 (40.3%)

These results should be interpreted with some hesitation because 5,565 students are not reported. All of the students not reporting, 10.8% of the school districts' students, were non-public school students.

The school data obtained from Wilder is further summarized in the following Appendices:

- *Appendix C-2* illustrates on a GIS map public school attendance in St. Paul of kindergarten through sixth grade by race.
- *Appendix C-3* shows North End elementary school attendance by each school in the area, and what percentage of North End residents each North End school contains. The most significant finding in this data is the low proportion of North End students attending their local schools.

Realtor Data

Data requested from the St. Paul Association of Realtors is presented in *Appendix D*. The map included with the table denotes the geographic boundaries of the Central district and the Mid Central subdistrict. Mid Central is one of three subdistricts within the Central district, and it is bounded by Englewood and Hawthorne Avenues on the north and south and Lexington/Dale Streets and 35E on the east and west.

Although Mid Central subdistrict encompasses more than the North End, several conclusions can still be drawn in comparison to the larger district and the entire city of St. Paul. First, over the last thirteen years, the average sale price of a home in Central district was about \$49,672, whereas this number was over \$1,300 less for the Mid Central subdistrict. Second, when the years 1994-1997 are compared across the three areas listed (data for the entire city were only available for these four years), a large difference is evident between the Central district and the City entire. St. Paul during this four-year period had average sale prices over \$36,000 higher than Central. Several affluent St. Paul neighborhoods may be forcing the average up, but this number indicates what residents of the North End already know: housing values, particularly in the last decade, are very low in the area when compared to the city and region.

Another pattern in housing that concerns local residents is decreasing property values. We took the sales data from the Realtors Association and adjusted the selling prices for inflation using the Consumer Price Index (CPI). These results show that home values have decreased significantly in the area during the 1980s and 1990s. For example, the average selling price of a home in 1984 for the subdistrict (in constant dollars) was \$71,831, whereas this average dropped to \$57,211 in 1997. This change is even more evident when compared to other St. Paul neighborhoods.

When the CPI adjustments are used, the Central District belongs to a minority of realtor districts in St. Paul that have experienced a decrease in home values since 1984. Only four other neighborhoods have seen falling values: the Phalen (714), Hillcrest/Hazel Park/Dayton's Bluff (716), Riverview/Cherokee (728), and Home Croft/West 7th (738). The St. Anthony/Midway District (746) has also shown a slight decrease. The decreases for the Central District were by far the most severe. The Central District's home values are also \$10,000 to \$20,000 lower than the other districts that lost value in the last fifteen years.

Home values in the Central District are \$50,000 to \$90,000 lower when compared to the districts that have experienced increases or no decreases in home values since 1984, using the CPI adjustments. These include the Southeast St. Paul (720), Crocus Hill (740), Como (744), Town & Country/Merriam Park (748), Mac/Groveland/River Road Area (750), and Highland Area (752) Districts. As the average sale prices for homes in St. Paul and most St. Paul sales districts have risen, home values in the Central District have decreased more severely and are consistently lower than those in nearly all other districts.

Rice Street Traffic Counts

The City of St. Paul collects traffic counts for all streets. Traffic counts for Rice Street in the time periods 1992(southbound) and 1995(northbound) are summarized in *Appendix E*. Measurements are divided into hourly slots and averaged over a three day period, excluding the weekend. Traffic in either direction averages over 16,000 vehicles every weekday. Northbound traffic is slightly heavier in the morning hours of 6-9 a.m. and southbound has slightly more traffic during the afternoon. The largest differences exist during the evening hours, when traffic is heavier on the southbound side of Rice Street.

Uses of Secondary and Primary Neighborhood Data

These three types of secondary data help to characterize the North End neighborhood more concretely. School data, realtor information, and traffic counts all provide measures that can be compared to other local neighborhoods and the region. Our primary data collection—surveys of business people and residents—provide another characterization of the neighborhood, one that examines individuals' perceptions of the area.

RICE STREET BUSINESS SURVEY

The first neighborhood survey we conducted was an effort to learn more about the businesses along Rice Street and how they feel about the North End community. The area between University Avenue and Maryland has eighty-five business establishments, almost all exclusively small, independent stores. We spoke with an owner or manager at fifty-four of these businesses. A summary of the results is presented below, with a copy of the survey and the analysis presented in their entirety in *Appendix F-1*.

While many of these results are not surprising to the staff at NEAR, they are an affirmation of some information that the organization's staff has received on a more informal basis. Hopefully, this survey can expand on this knowledge so that programs at NEAR better serve the business community.

Methodology

All the businesses on Rice Street between University on the south and Maryland were sent a letter stating our intent to survey business owners and managers about their history and their opinions regarding the area. Of the eighty-five businesses recorded on Rice Street, we received answers from fifty-four, either through an in-person interview or mail-in survey. Because the survey had a 66% response rate, we feel that these conclusions are tentative, but still accurate enough to extrapolate to this particular area of Rice Street.

Several questions had only a few responses; thus, most totals will not add up to fifty-four. Some respondents, for instance, did not have the adequate information to answer particular questions, and/or felt some questions were too personal.

Table 1

Total Completed Surveys	54
Business Type	13 Retail
	7 Auto
	6 Grocery
	5 Restaurant
	14 Other
Respondent	30 Owner
	19 Manager

Response Rate

Rice Street business owners and managers were generally positive about the survey process and quite cooperative. A response rate of 66% was attained by the survey, and Table 2 shows the response results.

Table 2—Response Results

Status	Number	Percent
Surveys returned	54	59%
Surveys left, not returned	15	17%
Unable to contact owner/manager	12	13%
Refused	1	1%
Eliminated	9	10%
Total	91	100%

$$\text{Response Rate} = \frac{54}{(91-9)} = 66\%$$

General Findings from the Rice Street survey:

• *Rice Street has a large number of stores that are very small.* Thirty-nine of 53 respondents stated that they employed four or less full-time workers, and 30 out of 49 stated that they employ one or zero part-time employees. However, several large employers, such as Northern States Power, were not a part of the respondent sample, and thus the average number of workers may in actuality be higher.

• *A large proportion of businesses have been in the area for many years.* Thirty-two of 54 stores have been in business for over ten years, at least 13 of these for more than 25 years. When asked if the business will likely move within the next five years, forty respondents stated "no," with five answering "yes." Those moving were mainly closing their business, not leaving for another location.

• *Business people believe that their clientele commonly extends beyond the North End neighborhood.* The majority of survey respondents believe that their customers are from St. Paul (n=17) and/or the metro area (15). Businesses with clients from a large geographic area appear more likely in this instance to be service providers.

· *Rice Street as a "good location" for business was a factor for some owners when locating their store to the area.* Nine owners cited the area as a good location, particularly in relation to its centrality and proximity to the state Capitol. Others reasons for locating on Rice include availability of land (4), and the owner was a long-term resident (4).

· *Crime, loiterers, and lack of parking are the three top issues that concern business people.* Fifty percent of respondents reported they are "very concerned" about crime. (A similar question asking those surveyed about how often they are concerned for their own personal safety when in the North End showed that 29 of 53 are "very concerned"). Forty percent are very concerned about loiterers, and thirty percent are very concerned about lack of parking. Too little or too much traffic and poor street conditions were not significant concerns for many individuals.

· *Those surveyed feel that the availability of some types of businesses is limited along Rice Street.* Respondents, when asked to rate several types of businesses and services, gave Rice Street rather low marks for a variety of businesses (see Table 3). Several noted the shift from shopping at local stores to suburban malls and supermarkets. When respondents were asked what types of stores they would like to see more of, they listed restaurants and hardware stores most often (see Table 4).

Table 3—Availability/Variety of Businesses

	<i>Fair</i>	<i>Poor or Very Poor Rating</i>	<i>Total*</i>
Grocery	27%	18%	45%
Pharmacy	26%	8%	34%
Restaurants	28%	24%	52%
City Services	33%	13%	46%
Social Services	27%	24%	51%
Recreation Centers	43%	15%	58%

* The remaining percentage of respondents rated these choices as either "Good" or "Excellent".

Table 4—Additional Type of Business Desired

Restaurants	12 (53%)
Hardware	6 (11%)
Grocery	5 (9%)

· *When asked how Rice Street could be improved and how community solidarity could be increased, a large percentage of respondents did not have an answer, while a very small proportion found that no improvements were needed.* Forty percent of those surveyed did not know how to improve Rice Street. "Improved safety and police presence" was listed nine times; "fixing/redeveloping buildings" was a response eight times; and "attraction of new businesses" was listed seven times. Other answers cited a need for more parking and streetscaping. Similarly to the question about improving Rice Street, a large percentage of respondents (56%) did not know how to improve community togetherness. Of those who answered, five felt "creating a business owners' network," or somehow connecting businesses more, was important. "Community meetings and social events" was cited five times, with "increasing home ownership" being cited four times.

- *When asked if city officials are responsive to business concerns, only eight of forty-one respondents said "very responsive". Eighteen of those surveyed answered that city officials are either "not very responsive" or "not at all responsive" to business owners' concerns. Many of those who did not answer this question said that they did not interact with officials enough to make a choice.*

- *A majority of businesses surveyed have remodeled in the past, and a large proportion would like to expand in the future. Sixty-one percent of businesses have made some type of interior or exterior improvement to their business, with 20 doing so in the last eight years. Seventeen business people surveyed would like to remodel in the next few years, with seven desiring an addition or expansion, and five desiring exterior improvements.*

Business Owners' and Managers' Personal Demographics

Determining who works in the North End, particularly at Rice Street businesses, was another important function of this survey. *Table 5* summarizes the demographic characteristics of those people who answered the Rice Street survey.

- *Two-thirds of those surveyed are male. Sixty-five percent are White/Caucasian, and nineteen percent are Asian/Pacific Islander. None of the business people surveyed were African-American, although a significant number of black individuals live in the area.*

- *Most respondents are married, and the average age of those surveyed is forty-four. Thirty-three people (over 60%) listed their marital status as married and eleven people (over 20%) listed themselves as single. Although the average age of those surveyed was mid-forties, ages of respondents ranged from 21 to 68 years old.*

- *Household income of North End business people appears significantly above the median for the North End/District 6 area. Of the forty individuals who answered the question, 25 said their total 1997 household income was over \$40,000. Nine respondents listed their household income for last year as less than \$25,000. Median income in 1990 for the North End was \$23,225.¹⁷*

- *A majority of business people are not members of North End clubs or organizations. Nineteen individuals answered that they are a member of a local club or organization. Eight of these listed the North End Business Association as the group of which they are a member.*

- *Less than 15% of business people surveyed live in the North End neighborhood. Over forty percent stated that they live in the suburbs around St. Paul. Only twenty percent live nearby, an interesting result when noting that often businesses are small, independent stores that have been in business for over a decade.*

¹⁷ St. Paul Planning District 6 Census, 1990.

Table 5—Survey Respondent Demographics

Gender	35	Male
	17	Female
Mean Age	44 years old	
Race/Ethnicity	10	Asian/Pacific Islander
	2	Hispanic/Latino
	1	Native American/American Indian
	35	White/Caucasian
	4	Other
Marital Status	11	Single
	33	Married
	5	Divorced
Household Income (1997)	3	under \$15,000
	3	\$15,000-\$19,999
	3	\$20,000-\$24,999
	2	\$25,000-\$29,999
	4	\$30,000-\$39,999
	10	\$40,000-\$55,999
	15	\$56,000 and up
Member of Local Clubs/Organizations	19	Yes
Type of Club/ Organization	8	North End Business Association
	4	Industry-related
	2	Religious
Residence	7	North End
	4	Adjacent Neighborhood
	9	St. Paul
	6	Minneapolis
	24	Suburb
	2	Other
Commute Method	45	By car (alone)
	3	By car pool
	3	Walk
Commute Time	40	Under twenty minutes
	10	Over 20 minutes

North and South Rice Street

We divided the survey respondents into two groups: those businesses north of Front Street and those south of Front. Thirty of fifty-four stores surveyed were south of Front. We chose this boundary because it a natural dividing line between older construction, both housing and commercial, to the south and newer construction to the north. NEAR's staff believe that the financial stability of those businesses along lower (south) Rice is more tenuous than those to the north. *Appendix F-2* contains the full crosstabulations that compare the responses of business owners and managers by their proximity to Front Street.

Two questions were examined in relation to the split sample between north and south of Front. First, the question asking respondents to rate Rice Street as a location for business shows that 25% businesses on north Rice believe the area is an "excellent" locale for having a business, while only 10% of those surveyed on south Rice answered "excellent." However, when those answering "excellent" or "good" are combined for north and south, only a two percentage point difference exists (67% and 65%, respectively). Three south Rice business people versus one north Rice respondent answered that the area is a "poor" area to have a business.

Second, the question asking business people to rate the financial condition of their own business produced results similar to the previous question. Thirty-five percent of those on north Rice answered that their business is in "excellent" financial condition, with an additional 30% saying "good." Only fifteen percent of south Rice respondents believe their business is in "excellent" financial condition, although 42% rated their condition as "good."

In sum, differences among Rice Street businesses are probable. More businesses along lower Rice are in poor physical and economic condition relative to their northern counterparts. Although south Rice business people are not classifying their condition as "excellent," a significant portion of them have answered "good" when asked to rate the economic condition of their business. These findings suggest that NEAR continue to concentrate on existing businesses that are located on lower Rice, that business people are committed to remaining in the area. Further, because the catalyst for the creation of NEAR in 1984 was the desire to improve Rice Street, attention should be focused on the realization of this goal.

Although NEAR was founded as an organization to improve the Rice Street business community, staff members have expanded their goals and activities in the last several years. Four years ago, NEAR began to focus more on residents and homeowners in the neighborhood. Michael Hecht was hired as the Housing Programs Manager, and he spends a large amount of his time assisting homeowners with obtaining home improvement grants and loans. NEAR also has built several housing projects in the last few years in conjunction with other local organizations, and two homes are currently under construction. The remainder of this report focuses specifically on residential housing in the North End.

NEAR'S HOUSING "TARGET AREA" *

NEAR's Housing "Target Area" is the portion of the North End which is deemed to be in most need of attention for revitalization and receives most of NEAR's funding for housing improvements. This area is bounded by Sylvan and Western Avenues on the east and west, and Maryland Avenue and Sycamore Street on the north and south. Information presented here concerning this area has been drawn from two sources: Ramsey County tax information and resident surveys.

Tax Property Data

Ramsey County tax data allows statistics to be tabulated regarding characteristics of the residential stock in the Target Area, including housing type, homesteaded status, market value, year of construction, and number of bedrooms. Data obtained for these purposes extend from Sycamore Street on the south to Jessamine Street on the north. Unfortunately, Jessamine is two

* NOTE: Housing data for the North End may not be accurate. Tax property records are often not updated for several months after a change. Our survey of local residents has a low response rate, and is not statistically significant.

blocks south of the Target Area's boundary. It is assumed that this lack of information does not significantly alter the accuracy of the results, as the area north of Front Street is relatively uniform regarding the type of information presented here.

Housing Type

Analysis of the records identifies 1404 residential structures in the area described above. A great majority of these structures are single family units. Table 6 shows the distribution of housing type in the Housing Target Area.

Table 6—Housing Type

Type of Housing	#	%
Single family	1025	73.0
Duplex	291	20.7
Triplex	7	0.5
Townhouse	5	0.4
Double Dwelling	29	2.1
Apartment with 4 + units	47	3.3

Homesteaded Status

Homesteaded properties also seem to constitute a great majority of residential structures in the area, accounting for almost 80% of all structures. This statistic is quite different than a previously cited Census statistic listed in Figure 1, which states that 50% of units are owner occupied. The difference lies in that duplexes, triplexes, and apartment buildings are counted only once in the tax data, regardless of number of units. Conversely, the Census data counts each housing unit. The figures presented in Table 7 refer only to whole structures (1404).

Table 7—Homesteaded Status

Homesteaded Status	#	%
Homesteaded	1114	79.3
Non-Homesteaded	278	19.8
Tax exempt	10	0.7
Tax forfeiture	2	0.1

Market Value

The tax records used for this analysis include market values as of 1996. The values shown in Table 8 are total market values for building and lot. Housing values seem to be concentrated between \$35,000 and \$65,000. Only 12% of the residential properties containing structures have total market values greater than \$65,000.

Table 8—Market Values

Market Value	#	%
under \$35,000	223	16
\$35,001 - 45,000	282	20
\$45,001 - 55,000	422	30
\$55,001 - 65,000	318	23
\$65,001 - 75,000	105*	8
\$75,001 +	54**	4

* 6 of these are apartments having 4 or more units

** 11 of these are apartments having 4 or more units

Year of Construction

The property tax records also contain data pertaining to the age of the housing stock. Apartments containing 4 or more units are excluded from the table below, bringing the total number of structures to 1355. Table 9 shows that a majority of the residential structures (68%) were built between 1881 and 1920 and that Post-War construction accounts for little of the area's residences. The old age of much of the housing stock presents further challenges to organizations like NEAR in their revitalization efforts.

Table 9—Year of Construction

Year of Construction	#	%
1880 or earlier	59	4
1881 - 1900	515	38
1901 - 1920	410	30
1921 - 1940	187	14
1941 - 1960	87	6
1961 - 1980	41	3
1981 - present	56	4

Table 10 presents number of residential structures built since 1941.

Table 10—Year of Construction, 1941 to present

Year of Construction	#
1941 - 1950	44
1951 - 1960	43
1961 - 1970	10
1971 - 1980	31
1981 - 1990	33
1991 - present	23

House Size Measured by Number of Bedrooms

Data revealing the number of officially designated bedrooms in a house is used here as a measure of average housing size. This data corresponds to the 1355 properties mentioned above and is presented in Table 11. A majority of houses in the Target Area contain 2-3 bedrooms, which corresponds to our survey findings presented below.

Table 11—Number of Bedrooms per House

Number of Bedrooms	#	%
1	85	6.3
2	528	39.0
3	480	35.4
4	222	16.4
5	33	2.4
6	5	0.4
7	2	0.1

In summary, the information drawn from the county tax records shows the residential structures in the Housing Target Area to be mostly single family residences that are owner occupied. Market values for most of these homes seem to fall between \$35,000 and \$65,000. A majority of these structures were built between 1881 and 1920, and most houses are small to moderate sized, having 2-3 bedrooms.

Housing Target Area Survey

Our second neighborhood survey focused on local residents and the Housing Target Area. This area of housing represents a diverse housing stock, with the most valuable properties to the north and west. Our forty-five question survey, much like the Rice Street survey, asked residents about any improvements to their property they have made in the past, their opinions about their neighborhood, and their personal demographics. A complete data analysis is summarized in *Appendix G*.

Methodology

The number of housing units in the Target Area was estimated to be 1500. To produce a sample of 300 units, every fifth unit in the area was selected. An explanatory letter that described NEAR and the purpose of the survey was mailed to each of the selected units two weeks before surveying began. Residences were then visited in person during day and evening hours, and residents were given the choice of being interviewed directly from the survey or filling it out themselves and returning in a provided stamped and addressed envelope. Residences were visited three times (each time at a different time of day) if a resident was not at home. After three visits, surveys were left at the residences with instructions and a stamped and addressed envelope.

Response Rate

Rate of response was lower than expected, with refusals and failure to return surveys occurring more frequently than anticipated. Table 12 shows the status of the surveys.

Table 12—Survey Status

Status	Number	Percent
Surveys completed in person	75	25%
Surveys returned by mail	31	10%
Refusals	28	9%
Surveys not returned	148	49%
Eliminated (Vacant)	20	7%
TOTAL ATTEMPTED	302	100%

After subtracting the eliminated surveys, our response rate for the residential survey was 38%.

$$\text{Response rate} = \frac{106}{302 - 20} = 38\%$$

Housing Data

The first section of the resident survey focused on how long respondents have lived in the area, what type of housing is in the area, and what types of home improvements individuals have made recently. Questions were asked to just homeowners concerning valuation and home loans.

Table 13—Years Lived in Current Home and the Area

	Years in Current Home	Years in North End
3 or less	37	23
4-10	30	21
11-20	13	24
21-40	11	14
Over 40	13	19
Total	104*	101*

*Differences due to missing data

· *Many residents of the neighborhood have lived in the area a short time.* More than forty of those surveyed have lived in the North End less than ten years. When length of stay in the area is compared to length of stay in current home, it appears that many residents have not moved since arriving in the neighborhood.

· *A significant percentage of residents do not intend to stay in their current home or the area for more than ten years.* Almost half of respondents did not know how long they will remain in their home, or the area. Of those who answered, thirty-two respondents plan on moving out of their house within ten years. Twenty-three individuals stated they plan on moving out of the North End neighborhood in the next ten years. Eighteen plan on living in their current home "forever," and twenty plan on remaining in the North End "forever."

· *Eighty-four percent of those surveyed live in a single-family home.* Fourteen respondents stated that they live in a duplex home, and only two listed their home as multi-family. This is consistent with the question regarding number of bedrooms. Fifty-four percent of those surveyed listed their home as having three or more bedrooms.

A majority of residents have made home improvements in the past five years, and hope to renovate again. Seventy-two respondents said they have made at least one improvement to their home in the past few years, and many listed several changes. Tables 14 and 15 list the types of home improvements residents have made in the past five years and what types of improvements they would like to make in the future.

Table 14—Interior Home Improvements

	Improvement Made	Improvement Needed
Heating	7	14
Plumbing	10	10
Electrical	7	19
Foundation/Basement	3	19
Insulation	7	13
Bathroom	11	20
Kitchen	17	12
Walls	12	11
Floors	10	16

Table 15—Exterior Home Improvements

	Improvement Made	Improvement Needed
Roof	18	13
Windows	14	38
Porch	8	15
Painting	14	21
Siding	8	12
Landscaping	7	8
Sidewalk/Steps	9	12
Garage	4	18
Addition	3	3
Total Renovation	1	1

Roof and kitchen repair, Window replacement, and Exterior Painting were the types of home improvements respondents have made most often in the past five years. A majority of renovations were interior. Only four individuals answering that they built an addition or completely renovated.

Windows, Exterior Painting, and Bathroom improvements were listed most frequently by those surveyed as areas of their home that need remodeling. Several other types of improvements were listed more than ten times, particularly interior improvements. This may have implications for NEAR's housing program because most grants and loans are exclusively for exterior renovations.

Questions to Homeowners

Of the residents surveyed, 12 rent their home and 92 own. Several questions were asked of owners only, including home valuation and year of purchase. Forty-four individuals stated that their home was valued at \$45,000 or less at purchase. However, over fifty percent also stated that

they bought their house after 1988. This is one example pointing to the low housing values in the North End, which was noted earlier in this report. Another finding from the survey is illustrative of low housing values in the area: 52% of homeowners list the current market value of their home as \$45,00 or less, yet the median average of number of bedrooms is three.

- *Owners were also asked about the status of their home ownership.* Sixty-one answered that they own their home on a mortgage, twenty-one own without any debt, and seven own on a contract for deed.

- *A majority of homeowners said they have never contacted a bank about a home loan.* Sixty-one answered "no" to this question. Nine reported that they have contacted NEAR about a grant or loan.

Perceptions of the Neighborhood

Several questions were asked of all residents about their opinions concerning the neighborhood. Much like the questions asked of Rice Street business people, this series of questions was intended to gauge how satisfied residents are with local services, their neighborhood as a community, and issues such as crime and the quality of housing.

- *Residents were divided when asked to rate the quality of their neighborhood.* Fifty-six people reported that their neighborhood is a "good" place to live, with thirty-six saying that the neighborhood is "fair." Only eight listed "excellent" and even less (only two) listed "poor."

- *Table 16 lists the reasons those surveyed live in their neighborhood.* Many residents reported several of the reasons listed below. The reasons for living in the North End are listed by decreasing number of responses. Not surprisingly, many listed affordable housing as a major reason they live in their community.

Table 16—Reasons for living in neighborhood

	Number
Affordable housing	55
Good location	30
Neighbors are friendly	15
Close to friends/family	15
Other	14
Long-term resident	6
Good schools	3

- *Neighborhood residents were divided when asked if their community is a good place to raise children.* Forty-nine individuals answered "yes" and sixteen "no," but thirty-five could not answer. Several respondents, including those who answered "yes," stated that the area used to be a better location for raising a family, but is less so now. This may be tied to the considerable number of individuals that mentioned drug dealing as being a serious problem.

· *Half of those surveyed rate the housing stock in the North End as "fair."* Thirty-six respondents said the local housing is "good," with only two answering "excellent" and three answering "poor." Like the previous question, many individuals found this difficult to answer. Eight people could not rate the housing overall, saying that the quality is a "mix" and several others mentioned this even though they gave a rating. These answers reflect the differing housing in the area, with lower-valued older homes to the south.

· *Residents are largely satisfied with the availability and variety local business and with the services provided by the city.* Table 17 summarizes ratings for several types of businesses as well as the services provided by the city. Most residents interviewed appear satisfied with the diversity and quality of businesses and services in the North End.

Table 17—Availability/Variety of Businesses

	Excellent	Good	Fair	Poor	Very Poor
Grocery	18	45	24	16	3
Pharmacy	28	54	18	1	1
Restaurants	10	40	38	12	1
Recreation centers	12	38	31	14	1
City services	5	52	38	6	1

· *Eighty-five of those interviewed shop Rice Street on a regular basis. Although most appear relatively satisfied with Rice, eighty-nine people gave suggestions regarding how the street could be improved.* Many residents shop at several types of stores on Rice Street regularly. Tables 18 and 19 describe which types of stores individuals shop at on Rice, and how they feel the street could be improved.

Table 18—Where Respondents Shop

Grocery	49
Gas station	35
Convenience	16
Hardware	8
Other*	5
All of the Above	17
Total**	130

*Most "Other" answers were for a video store.

**Individuals were allowed to give multiple responses.

Table 19—How Rice Street Could be Improved

Streetscaping	15
Remodeling/Reconstructing Buildings	31
More police patrol	27
Lower Vacancy/ More Businesses	21
More stoplights/ Street signs	14
Other	16
No improvements needed	4
Total**	128

**Individuals were allowed to give multiple responses.

· *Almost all residents surveyed felt that city officials are "very" or "somewhat" responsive to neighborhood concerns.* However, forty people did not give an answer because they have little or no contact with employees of the city.

· *Residents are typically concerned for their personal safety in their community.* Twenty-two answered they are concerned "very often" for their own safety, while an additional forty-five answered "sometimes." Sixteen of those surveyed are "never" concerned for their safety when in the neighborhood near their home.

- *Few of those interviewed had any suggestions for how neighborhood "togetherness" could be improved.* Although two people said that their neighborhood is already together, most did not have an answer to this question. "Social events" were mentioned ten times, "increased communication among individuals" six times, and "formal community meetings" five times.
- *Residents typically know at least three of their neighbors.* This answer seems to contrast with the previous question in that only two individuals believe their neighborhood has a strong community "togetherness." Fifteen people reported that they know eight or more of their neighbors.
- *Only 25% of respondents reported that they participate in any North End recreational activities. Only 18% of those surveyed reported they are a member of any local clubs or organizations.* Of those who said they participate in recreational activities, almost half (eleven people) mentioned sports. Members of local organizations typically listed churches.
- *Twenty-nine people stated that "most" of their friends live within the North End.* A large majority of those interviewed said that most of their friends live outside of the area. This may be due to the low average length of residence in the area (see Table 13).

Residents' Demographics

The third section of the resident survey asked about individuals' personal characteristics. Much like the similar questions in the Rice Street survey, this information can help NEAR's staff better understand who lives and works in the North End. Table 20 summarizes questions regarding residents' personal demographics.

Table 20—Respondent Demographics*

Sex of Respondent	60	Female
	36	Male
Race/Ethnicity	1	African-American/Black
	6	Asian/Pacific Islander
	3	Hispanic/Latino
	2	Native American/American Indian
	83	White/Caucasian
	5	Other
Marital Status	27	Single
	46	Married
	15	Divorced
	1	Separated
	8	Widowed
	5	Other
Household Income (1997)	14	under \$15,000
	8	\$15,000-19,999
	18	\$20,000-24,999
	10	\$25,000-29,999
	16	\$30,000-39,999
	19	\$40,000-54,999
	5	\$55,000 and up
Children living in home	46	Yes
	55	No

*Answers do not add to 106 because of missing data.

Average Age of Respondent	49	years
Average Age of their Spouse	43	years
Median number of people living in home	3	
Median number working outside the home	2	

• Sixty of those surveyed are female and eighty-three of those surveyed are "white/caucasian." Almost half of those surveyed are married. When compared with Census information on the North End, our sample overrepresents women and white/caucasian individuals.

• Residents listed a wide range of incomes. Most residents appear to have a 1997 household income between \$20-55,000, but a large number of people also listed incomes less than \$15,000 for that same year. Fifty percent of those surveyed made less than \$30,000 last year.

• Over half of residents surveyed have children living in their home. Forty-two of these individuals stated that they have either one, two, or three children. Twenty-two people stated that their children are all more than six years of age.

· *The median average age of respondents is forty-three. Average ages for both respondents and their spouses was in the forties, although the range of those surveyed was eighteen to ninety-one years of age.*

· *The median number of people living in a home is three, with two on average working outside the home. Over sixty of those surveyed had either one, two or three people living in their home, but this ranged from one to eleven individuals. Over sixty respondents said that either one or two household members work outside their home, but this ranged from none to five.*

Table 21—Employment

Respondent is Retired	15	Yes
	79	No
Job Location	7	North End
	6	Adjacent neighborhood
	32	St. Paul
	10	Minneapolis
	18	Suburbs
	3	Other
Commute Method	58	Car (alone)
	4	Car pool
	8	Bus
	2	Walk
Commute Time	8	Under 5 minutes
	20	6-10 minutes
	19	11-20 minutes
	16	21-30 minutes
	7	More than 30 minutes

· *About fourteen percent of the individuals surveyed are retired. Although we did not ask a question about retirement, this information was given voluntarily by some individuals. We suspect that the average percentage of those retired in the neighborhood may be higher than reported here. Several other people surveyed were not working at the time, but we did not ask particular reasons.*

· *Forty-five residents interviewed in the North End, an adjacent community, or elsewhere in St. Paul. Most commute by car, taking less than thirty minutes to reach their place of employment. Employment questions may not be accurate because a number of individuals listed more than one job and job location.*

CONCLUSION

The purpose of this report has been to provide a community profile of the North End neighborhood of St. Paul, Minnesota. By better understanding the individuals who live and work in the area today, organizations such as NEAR can increase their efficacy within the local community in the future. The main conclusion from this report is that the staff at NEAR should continue to focus on current activities while also considering what types of changes business people and residents would like to see in their community. Possible alterations to the housing grant and loan program and an increased effort to organize members of the business community are the two programmatic changes we recommend.



Tract Data

<u>Population</u>	<u>Area</u>	<u>Citywide</u>
1990	1,999	272,235
1996	1,899	256,279

White	72%	69%
Black	8%	10%
Indian	3%	1%
Asian	8%	9%
Hispanic	8%	6%

<u>1990 Housing Units</u>	<u>Area</u>	<u>Citywide</u>
Total Units	937	117583
Occupied	854 (91%)	110249 (94%)
Renters	447 (52%)	50778 (46%)
Owners	407 (48%)	59471 (54%)

<u>Income</u>	<u>Area</u>	<u>Citywide</u>
1996 Median Households	\$22,255	\$37,282

<u>Home Values</u>	<u>Area</u>	<u>Citywide</u>
1990 Median Owner-occupied	\$48,836	\$75,667

AVERAGE (per year) FOR EACH OFFENSE, 1990-1997

Grid	Sub Total	Area Total	City Total
Homicide	0	2	21
Rape	1	6	227
Robbery	3	16	782
Aggravated Assault	5	37	1265
Residential Burglary	8	66	3085
Commercial Burglary	9	19	607
Theft	26	146	10174
Motor Vehicle Theft	8	58	2191
Arson	7	11	267
Vandalism	14	100	4465
Total	80	461	23085
Per capita	0.26	0.14	0.08
Population	310	3,316	272,235

School District Six

<u>Students, 1st-12th</u>	Non-Public 543 (11%)
	Public 4249 (89%)

37% of students attending North End Elementary school in 1996 were residents of the area.

51% of students in 1996 were in primary school (1st-5th)

The numbers of white students per grades are relatively constant. Numbers vary considerably for Asian students, reflecting a growing minority population in the city.

District 6 North End Frequencies

TYPE

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Non-Public	543	11.3	11.3	11.3
	Public	4249	88.7	88.7	100.0
	Total	4792	100.0	100.0	
Total		4792	100.0		

GRADE

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	First	453	9.5	9.5	9.5
	Second	436	9.1	9.1	18.6
	Third	409	8.5	8.5	27.1
	Fourth	366	7.6	7.6	34.7
	Fifth	405	8.5	8.5	43.2
	Sixth	379	7.9	7.9	51.1
	Seventh	370	7.7	7.7	58.8
	Eighth	340	7.1	7.1	65.9
	Ninth	309	6.4	6.4	72.3
	Tenth	328	6.8	6.8	79.2
	Eleventh	255	5.3	5.3	84.5
	Twelfth	250	5.2	5.2	89.7
	Other	61	1.3	1.3	91.0
	Other	7	.1	.1	91.2
	Kindergarten	424	8.8	8.8	100.0
	Total	4792	100.0	100.0	
Total		4792	100.0		

SEX

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Female	2360	49.2	49.2	49.2
	Male	2432	50.8	50.8	100.0
	Total	4792	100.0	100.0	
Total		4792	100.0		

RACE

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not Reported	325	6.8	6.8	6.8
	Indian	50	1.0	1.0	7.8
	Asian	1596	33.3	33.3	41.1
	Hispanic	274	5.7	5.7	46.8
	Black	880	18.4	18.4	65.2
	White	1667	34.8	34.8	100.0
	Total	4792	100.0	100.0	
Total		4792	100.0		

LANGUAGE

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not Reported	317	6.6	6.6	6.6
	English	2696	56.3	56.3	62.9
	Hmong	1401	29.2	29.2	92.2
	Spanish	155	3.2	3.2	95.8
	Khmer	83	1.7	1.7	97.6
	Various African	20	.4	.4	98.0
	Vietnamese	59	1.2	1.2	99.2
	Unknown	26	.5	.5	99.8
	10	1	.0	.0	6.6
	19	3	.1	.1	63.0
	28	14	.3	.3	92.5
	39	1	.0	.0	92.5
	40	1	.0	.0	92.5
	42	3	.1	.1	92.6
	49	2	.0	.0	95.9
	52	2	.0	.0	99.3
	57	2	.0	.0	99.9
	7	6	.1	.1	100.0
	Total	4792	100.0	100.0	
Total		4792	100.0		

RACE * TYPE Crosstabulation

Count

		TYPE		
		Non-Public	Public	Total
RACE	Not Reported	325		325
	Indian	4	46	50
	Asian	23	1573	1596
	Hispanic	10	264	274
	Black	21	859	880
	White	160	1507	1667
Total		543	4249	4792

SEX * TYPE Crosstabulation

Count

		TYPE		
		Non-Public	Public	Total
SEX	Female	262	2098	2360
	Male	281	2151	2432
Total		543	4249	4792

GRADE * RACE Crosstabulation

Count

		RACE						Total
		Not Reported	Indian	Asian	Hispanic	Black	White	
GRADE	First	34	5	169	19	92	134	453
	Second	17	4	150	29	86	150	436
	Third	30	9	136	21	82	131	409
	Fourth	27	6	127	25	67	114	366
	Fifth	34	1	140	20	79	131	405
	Sixth	37	3	123	18	61	137	379
	Seventh	26	2	138	25	59	120	370
	Eighth	15	3	112	23	54	133	340
	Ninth	17	3	91	27	52	119	309
	Tenth	18	5	104	25	49	127	328
	Eleventh	12	1	81	8	46	107	255
	Twelfth	5	2	71	11	47	114	250
	Other	21		9	1	11	19	61
	Other				1	4	2	7
	Kindergarten	32	6	145	21	91	129	424
Total		325	50	1596	274	880	1667	4792

GRADE * SEX Crosstabulation

Count

		SEX		Total
		Female	Male	
GRADE	First	230	223	453
	Second	222	214	436
	Third	203	206	409
	Fourth	179	187	366
	Fifth	202	203	405
	Sixth	191	188	379
	Seventh	185	185	370
	Eighth	167	173	340
	Ninth	145	164	309
	Tenth	160	168	328
	Eleventh	136	119	255
	Twelfth	119	131	250
	Other	24	37	61
	Other	3	4	7
	Kindergarten	194	230	424
Total		2360	2432	4792

Employment Data, District 6

17 Citywide Districts

District Six Rankings

Construction	1st
Manufacturing	8th
Retail trade	10th
Services	16th
Utilities	7th
Wholesale trade	6th
Total jobs	12th (5,371)

In St. Paul, construction accounts for 3% of all jobs, while construction accounts for 21% for all North End employment.

The North End contains 3% of the city's total employment, but holds 20% of the city's construction jobs.

NORTH COMO PLAN

Community Meeting

4. 21. 98

Strengths

Accessibility
 Diversity of land uses
 Diversity of housing types
 Como Avenue -- Como Park and the Capitol
 Gateway to the Capitol
 Neighborhood is "good"
 Locally owned businesses
 Good scale -- older neighborhood
 \$\$ for clean-up
 Variety of churches
 Lots of customers/employees nearby
 Affordable real estate
 Lots of successful small businesses
 Businesses contribute to the neighborhood
 Como Senior High
 Good schools
 Feeling of belonging
 Sidewalks
 Trees

Needs

Help for homeowners and businesses to fix up
 Crack down on "junky" yards
 Curbs
 Clean up asphalt plant
 Street paving
 Things for children to be involved in
 Large trash collection
 Attract small businesses to fill vacancies
 Affordable small buildings for business incubators
 Affordable housing
 Fix up housng we have
 Better restaurants

A-1 Frequencies

Statistics

	N	
	Valid	Missing
Appearance or neighborhood important	14	1
Appearance of neighborhood a problem	14	1
City asphalt plant remaining	14	1
Business noise important	11	4
Business noise a problem	13	2
Businessowner within study area	14	1
Commercial property owner within study area	14	1
Car traffic important	13	2
Car traffic a problem	13	2
Declining property values important	14	1
Declining property values a problem	14	1
identification number	15	0
Issues of the most concern	15	0
issue of second most importance	14	1
Issue of thrid most importance	9	6
Maxson redevelopment into industrial site	15	0
Own or rent home	13	2
Lives within study area	13	2
Rising taxes important	15	0
Rising taxes a problem	14	1
Safety important	14	1
Safety a problem	13	2
Front St. elementary school	15	0
Truck traffic important	14	1

Statistics

	N	
	Valid	Missing
Truck traffic a problem	14	1
Vehicle noise important	12	3
Vehicle noise a problem	14	1

Appearance of neighborhood important

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Somewhat important	2	13.3	14.3	14.3
	Important	2	13.3	14.3	28.6
	Very important	10	66.7	71.4	100.0
	Total	14	93.3	100.0	
Missing	99	1	6.7		
	Total	1	6.7		
Total		15	100.0		

Appearance of neighborhood a problem

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not a problem	1	6.7	7.1	7.1
	Minor problem	1	6.7	7.1	14.3
	Definitely a problem	5	33.3	35.7	50.0
	Serious problem	7	46.7	50.0	100.0
	Total	14	93.3	100.0	
Missing	99	1	6.7		
	Total	1	6.7		
Total		15	100.0		

City asphalt plant remaining

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly in favor	3	20.0	21.4	21.4
	In favor	2	13.3	14.3	35.7
	Neutral (will not affect me)	2	13.3	14.3	50.0
	Opposed	2	13.3	14.3	64.3
	Strongly opposed	5	33.3	35.7	100.0
	Total	14	93.3	100.0	
Missing	99	1	6.7		
	Total	1	6.7		
Total		15	100.0		

Business noise important

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not at all important	5	33.3	45.5	45.5
	Somewhat important	3	20.0	27.3	72.7
	Important	2	13.3	18.2	90.9
	Very important	1	6.7	9.1	100.0
	Total	11	73.3	100.0	
Missing	99	4	26.7		
	Total	4	26.7		
Total		15	100.0		

Business noise a problem

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not a problem	7	46.7	53.8	53.8
	Minor problem	2	13.3	15.4	69.2
	Definitely a problem	2	13.3	15.4	84.6
	Serious problem	2	13.3	15.4	100.0
	Total	13	86.7	100.0	
Missing	99	2	13.3		
	Total	2	13.3		
Total		15	100.0		

Businessowner within study area

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	2	13.3	14.3	14.3
	No	12	80.0	85.7	100.0
	Total	14	93.3	100.0	
Missing	99	1	6.7		
	Total	1	6.7		
Total		15	100.0		

Commercial property owner within study area

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	1	6.7	7.1	7.1
	No	13	86.7	92.9	100.0
	Total	14	93.3	100.0	
Missing	99	1	6.7		
	Total	1	6.7		
Total		15	100.0		

Car traffic important

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Somewhat important	4	26.7	30.8	30.8
	Important	3	20.0	23.1	53.8
	Very important	6	40.0	46.2	100.0
	Total	13	86.7	100.0	
Missing	99	2	13.3		
	Total	2	13.3		
Total		15	100.0		

Car traffic a problem

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Minor problem	5	33.3	38.5	38.5
	Definitely a problem	5	33.3	38.5	76.9
	Serious problem	3	20.0	23.1	100.0
	Total	13	86.7	100.0	
Missing	99	2	13.3		
	Total	2	13.3		
Total		15	100.0		

Declining property values important

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Important	5	33.3	35.7	35.7
	Very important	9	60.0	64.3	100.0
	Total	14	93.3	100.0	
Missing	99	1	6.7		
	Total	1	6.7		
Total		15	100.0		

Declining property values a problem

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Minor problem	3	20.0	21.4	21.4
	Definitely a problem	4	26.7	28.6	50.0
	Serious problem	7	46.7	50.0	100.0
	Total	14	93.3	100.0	
Missing	99	1	6.7		
	Total	1	6.7		
Total		15	100.0		

identification number

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid 1	1	6.7	6.7	6.7
2	1	6.7	6.7	13.3
3	1	6.7	6.7	20.0
4	1	6.7	6.7	26.7
5	1	6.7	6.7	33.3
6	1	6.7	6.7	40.0
7	1	6.7	6.7	46.7
8	1	6.7	6.7	53.3
9	1	6.7	6.7	60.0
10	1	6.7	6.7	66.7
11	1	6.7	6.7	73.3
12	1	6.7	6.7	80.0
13	1	6.7	6.7	86.7
14	1	6.7	6.7	93.3
15	1	6.7	6.7	100.0
Total	15	100.0	100.0	
	15	100.0		

Issues of the most concern

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Appearance or neighborhood	5	33.3	33.3	33.3
Rising property taxes	1	6.7	6.7	40.0
Declining property values	1	6.7	6.7	46.7
Personal safety	6	40.0	40.0	86.7
Traffic	2	13.3	13.3	100.0
Total	15	100.0	100.0	
Total	15	100.0		

issue of second most importance

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Appearance or neighborhood	2	13.3	14.3	14.3
Rising property taxes	2	13.3	14.3	28.6
Declining property values	4	26.7	28.6	57.1
Personal safety	1	6.7	7.1	64.3
Traffic	5	33.3	35.7	100.0
Total	14	93.3	100.0	
Missing 99	1	6.7		
Total	1	6.7		
Total	15	100.0		

Issue of thrid most importance

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Appearance or neighborhood	4	26.7	44.4	44.4
	Rising property taxes	1	6.7	11.1	55.6
	Declining property values	1	6.7	11.1	66.7
	Personal safety	2	13.3	22.2	88.9
	Traffic	1	6.7	11.1	100.0
	Total	9	60.0	100.0	
Missing	99	6	40.0		
	Total	6	40.0		
Total		15	100.0		

Maxson redevelopment into industrial site

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly in favor	10	66.7	66.7	66.7
	In favor	4	26.7	26.7	93.3
	Neutral (will not affect me)	1	6.7	6.7	100.0
	Total	15	100.0	100.0	
Total		15	100.0		

Own or rent home

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	own home	13	86.7	100.0	100.0
	Total	13	86.7	100.0	
Missing	99	2	13.3		
	Total	2	13.3		
Total		15	100.0		

Lives within study area

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	9	60.0	69.2	69.2
	No	4	26.7	30.8	100.0
	Total	13	86.7	100.0	
Missing	99	2	13.3		
	Total	2	13.3		
Total		15	100.0		

Rising taxes important

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not at all important	1	6.7	6.7	6.7
	Somewhat important	2	13.3	13.3	20.0
	Important	6	40.0	40.0	60.0
	Very important	6	40.0	40.0	100.0
	Total	15	100.0	100.0	
Total		15	100.0		

Rising taxes a problem

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not a problem	3	20.0	21.4	21.4
	Minor problem	2	13.3	14.3	35.7
	Definitely a problem	3	20.0	21.4	57.1
	Serious problem	6	40.0	42.9	100.0
	Total	14	93.3	100.0	
Missing	99	1	6.7		
	Total	1	6.7		
Total		15	100.0		

Safety important

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Important	5	33.3	35.7	35.7
	Very important	9	60.0	64.3	100.0
	Total	14	93.3	100.0	
Missing	99	1	6.7		
	Total	1	6.7		
Total		15	100.0		

Safety a problem

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not a problem	1	6.7	7.7	7.7
	Minor problem	2	13.3	15.4	23.1
	Definitely a problem	5	33.3	38.5	61.5
	Serious problem	5	33.3	38.5	100.0
	Total	13	86.7	100.0	
Missing	99	2	13.3		
	Total	2	13.3		
Total		15	100.0		

Front St. elementary school

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Strongly in favor	7	46.7	46.7	46.7
	In favor	3	20.0	20.0	66.7
	Neutral (will not affect me)	4	26.7	26.7	93.3
	Opposed	1	6.7	6.7	100.0
	Total	15	100.0	100.0	
Total		15	100.0		

Truck traffic important

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not at all important	1	6.7	7.1	7.1
	Somewhat important	3	20.0	21.4	28.6
	Important	2	13.3	14.3	42.9
	Very important	8	53.3	57.1	100.0
	Total	14	93.3	100.0	
Missing	99	1	6.7		
	Total	1	6.7		
Total		15	100.0		

Truck traffic a problem

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not a problem	1	6.7	7.1	7.1
	Minor problem	1	6.7	7.1	14.3
	Definitely a problem	7	46.7	50.0	64.3
	Serious problem	5	33.3	35.7	100.0
	Total	14	93.3	100.0	
Missing	99	1	6.7		
	Total	1	6.7		
Total		15	100.0		

Vehicle noise important

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not at all important	4	26.7	33.3	33.3
	Somewhat important	3	20.0	25.0	58.3
	Important	3	20.0	25.0	83.3
	Very important	2	13.3	16.7	100.0
	Total	12	80.0	100.0	
Missing	99	3	20.0		
	Total	3	20.0		
Total		15	100.0		

Vehicle noise a problem

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not a problem	6	40.0	42.9	42.9
	Minor problem	2	13.3	14.3	57.1
	Definitely a problem	4	26.7	28.6	85.7
	Serious problem	2	13.3	14.3	100.0
	Total	14	93.3	100.0	
Missing	99	1	6.7		
	Total	1	6.7		
Total		15	100.0		

I. Please rank all answers using the following scales

1. Not a problem
2. Minor problem
3. Definitely a problem
4. Serious problem

1. Not at all important
2. Somewhat important
3. Important
4. Very important

	<i>Is this a problem in the neighborhood?</i>				<i>How important is this particular issue to you?</i>			
A. Appearance of Neighborhood	1	2	3	4	1	2	3	4
B. Rising Property Taxes	1	2	3	4	1	2	3	4
C. Declining Property Values	1	2	3	4	1	2	3	4
D. Personal Safety	1	2	3	4	1	2	3	4
E. Traffic from Trucks	1	2	3	4	1	2	3	4
Cars	1	2	3	4	1	2	3	4
F. Noise from Vehicles	1	2	3	4	1	2	3	4
Businesses	1	2	3	4	1	2	3	4

II. List the issues that most concern you (from the list above):

1. _____
2. _____
3. _____

III. Please circle the appropriate answers below.

I own / rent my home.

I live within study area. Yes / No

I am a business owner within the study area. Yes / No

I am a commercial property owner within the study area. Yes / No

IV. Please answer the following three questions.

What is your opinion on plans to redevelop the Maxson Steel area into an industrial site?

1. Strongly in favor
2. In favor
3. Neutral (will not affect me)
4. Opposed
5. Strongly opposed

Please explain your answer _____

What is your opinion on the future elementary school on Front Street?

1. Strongly in favor
2. In favor
3. Neutral (will not affect me)
4. Opposed
5. Strongly opposed

Please explain your answer _____

What is your opinion regarding the City asphalt plant remaining in its current location?

1. Strongly in favor
2. In favor
3. Neutral (will not affect me)
4. Opposed
5. Strongly opposed

Please explain your answer _____

Thank you for your time and input!

GRADE

APPEND

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid First	4514	8.8	8.8	8.8
Second	4532	8.8	8.8	17.6
Third	4276	8.3	8.3	25.9
Fourth	4102	8.0	8.0	33.9
Fifth	4054	7.9	7.9	41.7
Sixth	4044	7.9	7.9	49.6
Seventh	3877	7.5	7.5	57.1
Eighth	3884	7.5	7.5	64.7
Ninth	3431	6.7	6.7	71.3
Tenth	3396	6.6	6.6	77.9
Eleventh	3137	6.1	6.1	84.0
Twelfth	2993	5.8	5.8	89.9
Other	663	1.3	1.3	91.1
Other	57	.1	.1	91.3
Kindergarten	4503	8.7	8.7	100.0
Total	51463	100.0	100.0	

RACE

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Not Reported	5565	10.8	10.8	10.8
Indian	744	1.4	1.4	12.3
Asian	11408	22.2	22.2	34.4
Hispanic	3260	6.3	6.3	40.8
Black	9744	18.9	18.9	59.7
White	20742	40.3	40.3	100.0
Total	51463	100.0	100.0	

NEW_LANG

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Not Reported	5457	10.6	10.6	10.6
Khmer	511	1.0	1.0	11.6
English	32301	62.8	62.8	74.4
Hmong	9530	18.5	18.5	92.9
Spanish	1884	3.7	3.7	96.5
Various African	240	.5	.5	97.0
Vietnamese	574	1.1	1.1	98.1
Unknown	417	.8	.8	98.9
Other Languages	549	1.1	1.1	100.0
Total	51463	100.0	100.0	

TYPE * RACE Crosstabulation

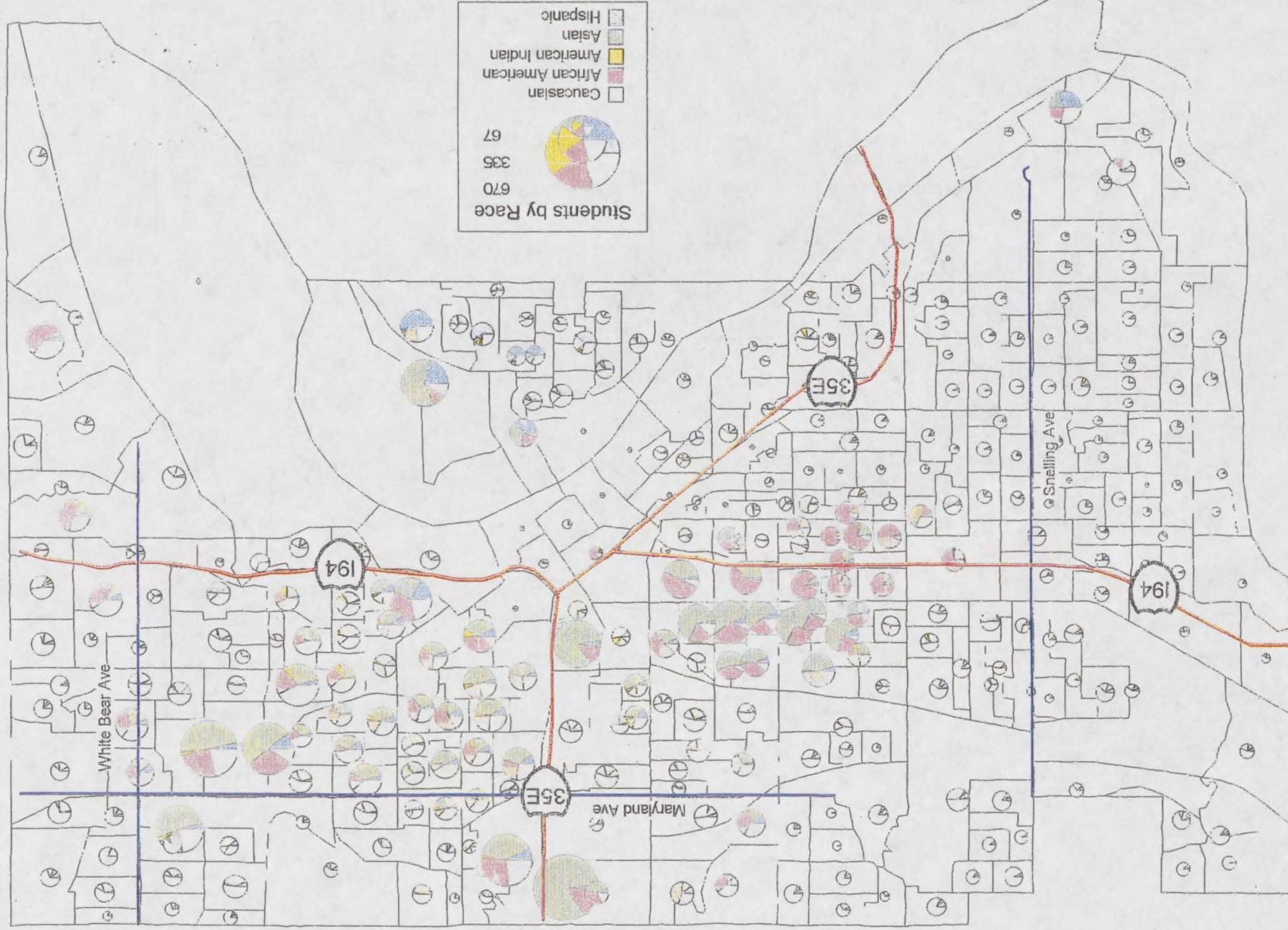
Count

		RACE						Total
		Not Reported	Indian	Asian	Hispanic	Black	White	
TYPE	Non-Public	5565	35	237	193	361	2909	9300
	Public		709	11171	3067	9383	17833	42163
Total		5565	744	11408	3260	9744	20742	51463

			RACE						Total
			Not Reported	Indian	Asian	Hispanic	Black	White	
GRADE	First	Count	387	65	1097	307	935	1723	4514
		% within GRADE	8.6%	1.4%	24.3%	6.8%	20.7%	38.2%	100.0%
	Second	Count	445	80	1039	289	921	1758	4532
		% within GRADE	9.8%	1.8%	22.9%	6.4%	20.3%	38.8%	100.0%
	Third	Count	538	76	1027	288	870	1477	4276
		% within GRADE	12.6%	1.8%	24.0%	6.7%	20.3%	34.5%	100.0%
	Fourth	Count	504	68	960	259	809	1502	4102
		% within GRADE	12.3%	1.7%	23.4%	6.3%	19.7%	36.6%	100.0%
	Fifth	Count	525	60	950	237	732	1550	4054
		% within GRADE	13.0%	1.5%	23.4%	5.8%	18.1%	38.2%	100.0%
	Sixth	Count	479	59	901	240	733	1632	4044
		% within GRADE	11.8%	1.5%	22.3%	5.9%	18.1%	40.4%	100.0%
	Seventh	Count	443	47	901	282	635	1569	3877
		% within GRADE	11.4%	1.2%	23.2%	7.3%	16.4%	40.5%	100.0%
	Eighth	Count	400	52	882	236	681	1633	3884
		% within GRADE	10.3%	1.3%	22.7%	6.1%	17.5%	42.0%	100.0%
	Ninth	Count	335	47	733	225	584	1507	3431
		% within GRADE	9.8%	1.4%	21.4%	6.6%	17.0%	43.9%	100.0%
	Tenth	Count	291	43	725	185	613	1539	3396
		% within GRADE	8.6%	1.3%	21.3%	5.4%	18.1%	45.3%	100.0%
	Eleventh	Count	313	33	562	176	588	1465	3137
		% within GRADE	10.0%	1.1%	17.9%	5.6%	18.7%	46.7%	100.0%
	Twelfth	Count	254	35	509	163	525	1507	2993
		% within GRADE	8.5%	1.2%	17.0%	5.4%	17.5%	50.4%	100.0%
	Other	Count	180	11	51	40	130	251	663
		% within GRADE	27.1%	1.7%	7.7%	6.0%	19.6%	37.9%	100.0%
	Other	Count			6	7	26	18	57
		% within GRADE			10.5%	12.3%	45.6%	31.6%	100.0%
	Kindergarten	Count	471	68	1065	326	962	1611	4503
		% within GRADE	10.5%	1.5%	23.7%	7.2%	21.4%	35.8%	100.0%
Total		Count	5565	744	11408	3260	9744	20742	51463
		% within GRADE	10.8%	1.4%	22.2%	6.3%	18.9%	40.3%	100.0%

Public School Students, Kindergarten through 6th Grade

By Blockgroup



Number of Elementary Students Within North End School Attendance Areas

APPENDIX C-3

Statistics

ATTEND

N	Valid	2572
	Missing	0

ATTEND

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Chelsea Heights	392	15.2	15.2	15.2
Como Park Elementary	566	22.0	22.0	37.2
East Consolidated	356	13.8	13.8	51.1
Jackson	199	7.7	7.7	58.8
Mississippi	118	4.6	4.6	63.4
North End	941	36.6	36.6	100.0
Total	2572	100.0	100.0	

Number of Elementary Students From North End Attending North End Schools

Statistics

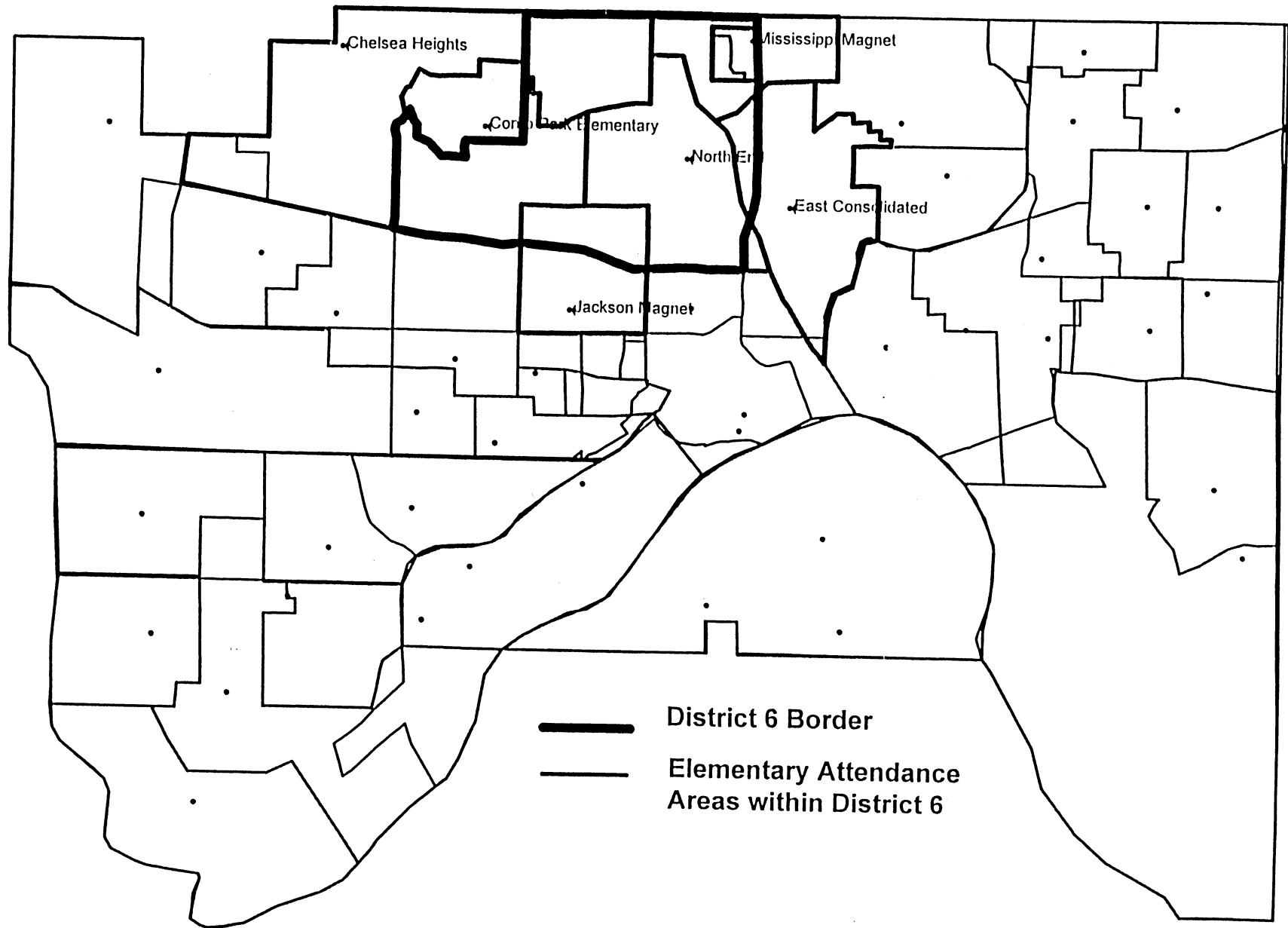
SCHOOL

N	Valid	1438
	Missing	0

SCHOOL

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Chelsea Heights	234	16.3	16.3	16.3
Como Park	284	19.7	19.7	36.0
Como Park Special	12	.8	.8	36.9
East Consolidated	156	10.8	10.8	47.7
Jackson	56	3.9	3.9	51.6
Mississippi	148	10.3	10.3	61.9
North End	530	36.9	36.9	98.7
East Consolidated Tesol	10	.7	.7	99.4
Mississippi Tesol	8	.6	.6	100.0
Total	1438	100.0	100.0	

Percent of Elementary Students from North End attending North End schools: 55.9%



Wilder Research Center
April 16, 1998

Housing Sale Values
1984-1997

PENDIX D

CENTRAL DISTRICT (742)

Year	Avg. Sale Price	Avg. Sale Price 1997 Dollars**	Units Sold
1984	\$48,050	\$74,225	118
1985	\$47,960	\$71,539	174
1986	\$50,560	\$74,041	210
1987	\$51,500	\$72,762	268
1988	\$48,520	\$65,828	185
1989	\$46,653	\$72,067	194
1990	\$49,080	\$60,270	197
1991	\$47,089	\$55,490	199
1992	\$48,035	\$54,951	184
1993	\$46,705	\$51,876	171
1994	\$48,133	\$52,128	247
1995	\$51,079	\$53,794	265
1996	\$54,101	\$55,342	236
1997	\$57,943	\$57,943	243

MID CENTRAL SUB DISTRICT (742-2)

Year	Avg. Sale Price	Avg. Sale Price 1997 Dollars**	Units Sold
1984	\$46,500	\$71,831	38
1985	\$46,500	\$69,361	70
1986	\$50,500	\$73,953	75
1987	\$48,600	\$68,665	89
1988	\$44,462	\$60,322	67
1989	\$43,474	\$56,271	64
1990	\$45,505	\$55,880	63
1991	\$45,895	\$54,083	54
1992	\$46,640	\$53,355	45
1993	\$47,744	\$53,031	45
1994	\$49,186	\$53,268	74
1995	\$51,189	\$53,910	69
1996	\$53,670	\$54,901	64
1997	\$57,211	\$57,211	83

CITY OF ST. PAUL

Year	Avg. Sale Price	Avg. Sale Price 1997 Dollars**	Units Sold
1994	\$80,884	\$87,597	2,796
1995	\$85,234	\$89,764	2,807
1996	\$93,727	\$95,878	2,791
1997	\$98,175	\$98,175	2,778

**Values adjusted for inflation using CPI

Source: St. Paul Association of Realtors

COMO DISTRICT (744)

Year	Avg. Sale Price	CPI	Avg. Sale Price 1997 Dollars **	Units Sold
1984	\$65,020	103.9	\$100,440	165
1985	\$65,720	107.6	\$98,030	226
1986	\$68,640	109.6	\$100,518	320
1987	\$69,600	113.6	\$98,335	280
1988	\$71,469	118.3	\$96,963	262
1989	\$75,745	124.0	\$98,041	247
1990	\$77,763	130.7	\$95,493	216
1991	\$79,543	136.2	\$93,735	234
1992	\$80,871	140.3	\$92,515	320
1993	\$83,412	144.5	\$92,648	257
1994	\$83,474	148.2	\$90,402	285
1995	\$86,482	152.4	\$91,078	277
1996	\$93,676	156.9	\$95,825	252
1997	\$98,812	160.5	\$98,812	253

ST. ANTHONY/MIDWAY DISTRICT (746)

Year	Avg. Sale Price	CPI	Avg. Sale Price 1997 Dollars **	Units Sold
1984	\$62,740	103.9	\$96,918	103
1985	\$61,240	107.6	\$91,348	176
1986	\$64,810	109.6	\$94,909	254
1987	\$66,400	113.6	\$93,813	275
1988	\$66,497	118.3	\$90,218	226
1989	\$69,047	124.0	\$89,371	204
1990	\$66,290	130.7	\$81,404	181
1991	\$66,705	136.2	\$78,606	197
1992	\$75,590	140.3	\$86,473	219
1993	\$72,955	144.5	\$81,033	171
1994	\$70,406	148.2	\$76,249	234
1995	\$75,946	152.4	\$79,983	229
1996	\$84,347	156.9	\$86,282	220
1997	\$92,680	160.5	\$92,680	212

TOWN & COUNTRY/MERRIAM PARK DISTRICT (748)

Year	Avg. Sale Price	CPI	Avg. Sale Price 1997 Dollars **	Units Sold
1984	\$67,760	103.9	\$104,673	81
1985	\$65,390	107.6	\$97,538	114
1986	\$67,210	109.6	\$98,423	131
1987	\$75,600	113.6	\$106,812	152
1988	\$79,259	118.3	\$107,532	104
1989	\$76,076	124.0	\$98,469	100
1990	\$87,731	130.7	\$107,734	118
1991	\$85,788	136.2	\$101,094	118
1992	\$93,027	140.3	\$106,421	141
1993	\$94,227	144.5	\$104,660	128
1994	\$94,749	148.2	\$102,613	117
1995	\$102,562	152.4	\$108,013	118
1996	\$117,411	156.9	\$120,105	134
1997	\$135,653	160.5	\$135,653	141

PHALEN DISTRICT (714)

Year	Avg. Sale Price	CPI	Avg. Sale Price 1997 Dollars **	Units Sold
1984	\$57,390	103.9	\$88,653	181
1985	\$56,070	107.6	\$83,636	248
1986	\$58,310	109.6	\$85,390	317
1987	\$59,800	113.6	\$84,489	328
1988	\$59,839	118.3	\$81,185	282
1989	\$64,046	124.0	\$82,898	281
1990	\$60,314	130.7	\$74,066	275
1991	\$62,822	136.2	\$74,030	240
1992	\$62,902	140.3	\$71,958	274
1993	\$63,247	144.5	\$70,250	287
1994	\$61,652	148.2	\$66,769	328
1995	\$64,007	152.4	\$67,409	339
1996	\$67,380	156.9	\$68,926	344
1997	\$73,770	160.5	\$73,770	319

HILLCREST/HAZEL PARK/DAYTON'S BLUFF DISTRICT (716)

Year	Avg. Sale Price	CPI	Avg. Sale Price 1997 Dollars **	Units Sold
1984	\$57,250	103.9	\$88,437	260
1985	\$57,510	107.6	\$85,784	410
1986	\$59,580	109.6	\$87,250	522
1987	\$60,800	113.6	\$85,901	506
1988	\$60,444	118.3	\$82,006	449
1989	\$60,365	124.0	\$78,134	443
1990	\$61,207	130.7	\$75,162	426
1991	\$63,776	136.2	\$75,155	427
1992	\$61,884	140.3	\$70,794	498
1993	\$62,942	144.5	\$69,911	531
1994	\$62,723	148.2	\$67,929	600
1995	\$65,143	152.4	\$68,605	601
1996	\$69,004	156.9	\$70,587	616
1997	\$73,159	160.5	\$73,159	593

CROCUS HILL DISTRICT (740)

Year	Avg. Sale Price	CPI	Avg. Sale Price 1997 Dollars **	Units Sold
1984	\$106,600	103.9	\$164,671	67
1985	\$104,500	107.6	\$155,876	116
1986	\$113,100	109.6	\$165,625	122
1987	\$91,900	113.6	\$129,841	253
1988	\$111,521	118.3	\$151,303	118
1989	\$122,725	124.0	\$158,850	103
1990	\$135,311	130.7	\$166,162	95
1991	\$121,453	136.2	\$143,122	87
1992	\$146,659	140.3	\$167,775	98
1993	\$171,734	144.5	\$190,750	98
1994	\$158,909	148.2	\$172,098	119
1995	\$172,538	152.4	\$181,708	106
1996	\$188,071	156.9	\$192,386	98
1997	\$191,201	160.5	\$191,201	109

MAC/GROVELAND/RIVER ROAD AREA DISTRICT (750)

Year	Avg. Sale Price	CPI	Avg. Sale Price 1997 Dollars **	Units Sold
1984	\$86,360	103.9	\$133,405	198
1985	\$81,140	107.6	\$121,031	374
1986	\$87,860	109.6	\$128,664	436
1987	\$91,000	113.6	\$128,570	399
1988	\$102,960	118.3	\$139,688	332
1989	\$99,222	124.0	\$128,428	302
1990	\$101,784	130.7	\$124,991	287
1991	\$99,015	136.2	\$116,681	275
1992	\$104,476	140.3	\$119,518	304
1993	\$109,801	144.5	\$121,959	283
1994	\$113,657	148.2	\$123,090	292
1995	\$117,595	152.4	\$123,845	269
1996	\$133,274	156.9	\$136,332	252
1997	\$139,499	160.5	\$139,499	288

HIGHLAND AREA DISTRICT (752)

Year	Avg. Sale Price	CPI	Avg. Sale Price 1997 Dollars **	Units Sold
1984	\$91,380	103.9	\$141,160	325
1985	\$85,690	107.6	\$127,818	262
1986	\$91,010	109.6	\$133,277	325
1987	\$90,200	113.6	\$127,439	324
1988	\$104,428	118.3	\$141,680	283
1989	\$109,811	124.0	\$142,134	307
1990	\$114,172	130.7	\$140,204	258
1991	\$111,009	136.2	\$130,815	260
1992	\$115,272	140.3	\$131,869	333
1993	\$121,975	144.5	\$135,481	263
1994	\$118,778	148.2	\$128,636	263
1995	\$129,972	152.4	\$136,880	303
1996	\$149,089	156.9	\$152,510	285
1997	\$148,822	160.5	\$148,822	299

SOUTHEAST ST. PAUL DISTRICT (720)

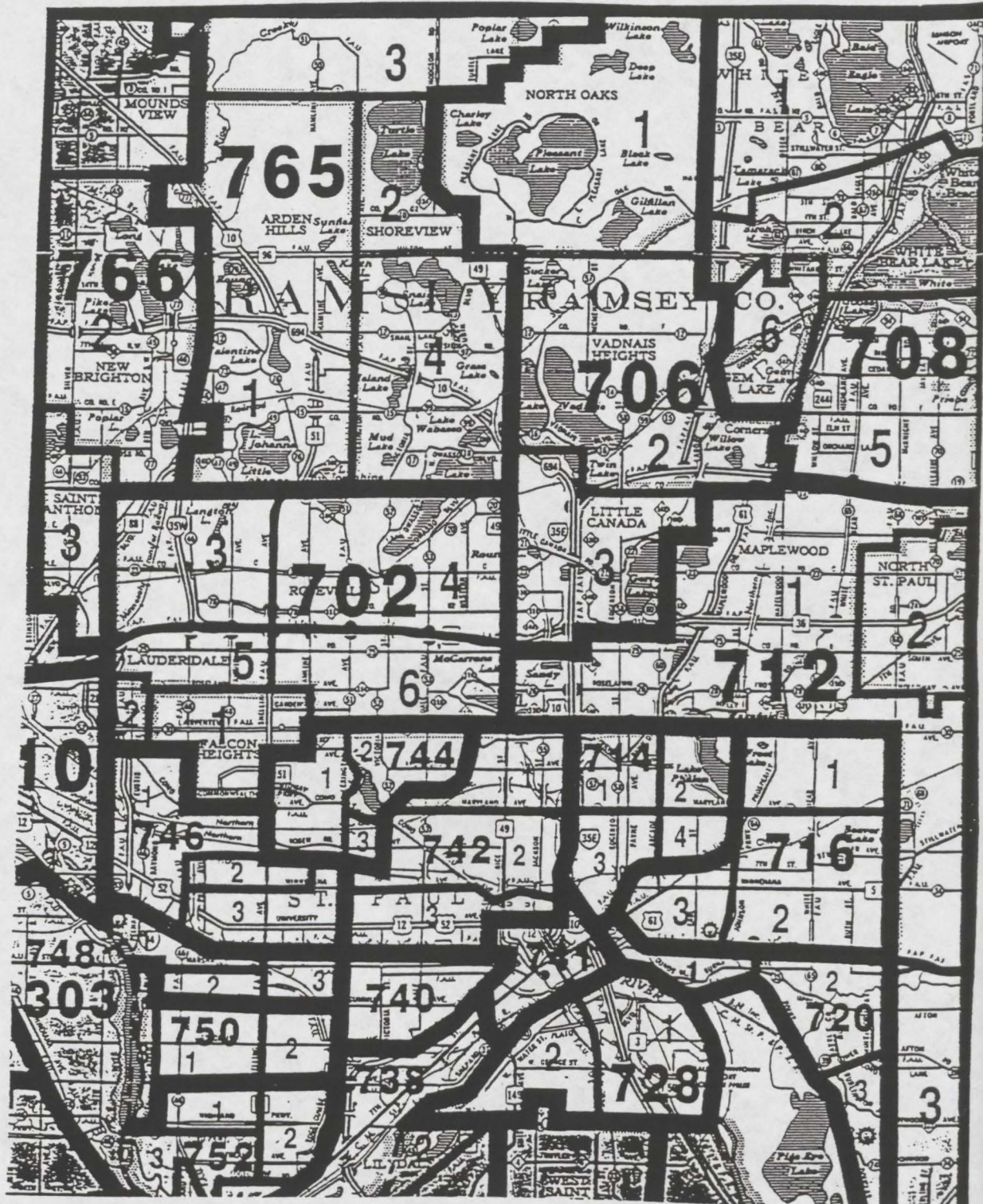
Year	Avg. Sale Price	CPI	Avg. Sale Price 1997 Dollars **	Units Sold
1984	\$72,270	103.9	\$111,639	84
1985	\$82,080	107.6	\$122,433	123
1986	\$79,010	109.6	\$115,704	134
1987	\$75,900	113.6	\$107,235	150
1988	\$78,263	118.3	\$106,181	111
1989	\$79,827	124.0	\$103,324	108
1990	\$81,306	130.7	\$99,844	106
1991	\$83,155	136.2	\$97,991	96
1992	\$88,499	140.3	\$101,241	122
1993	\$88,430	144.5	\$98,222	104
1994	\$88,557	148.2	\$95,907	125
1995	\$99,400	152.4	\$104,683	117
1996	\$103,319	156.9	\$105,690	118
1997	\$105,884	160.5	\$105,884	137

RIVERVIEW/CHEROKEE DISTRICT (728)

Year	Avg. Sale Price	CPI	Avg. Sale Price 1997 Dollars **	Units Sold
1984	\$52,270	103.9	\$80,744	30
1985	\$52,920	107.6	\$78,937	56
1986	\$58,350	109.6	\$85,449	56
1987	\$58,900	113.6	\$83,217	176
1988	\$55,463	118.3	\$75,248	119
1989	\$54,907	124.0	\$71,069	129
1990	\$57,086	130.7	\$70,102	126
1991	\$58,999	136.2	\$69,525	109
1992	\$58,787	140.3	\$67,251	140
1993	\$59,243	144.5	\$65,803	117
1994	\$60,697	148.2	\$65,735	119
1995	\$62,699	152.4	\$66,031	150
1996	\$66,622	156.9	\$68,151	145
1997	\$70,414	160.5	\$70,414	152

HOME CROFT/W 7TH DISTRICT (738)

Year	Avg. Sale Price	CPI	Avg. Sale Price 1997 Dollars **	Units Sold
1984	\$49,600	103.9	\$76,620	43
1985	\$48,800	107.6	\$72,792	71
1986	\$50,100	109.6	\$73,367	87
1987	\$50,100	113.6	\$70,784	115
1988	\$50,759	118.3	\$68,866	93
1989	\$53,185	124.0	\$68,840	89
1990	\$52,808	130.7	\$64,848	83
1991	\$55,059	136.2	\$64,882	83
1992	\$50,036	140.3	\$57,240	102
1993	\$54,064	144.5	\$60,050	88
1994	\$53,671	148.2	\$58,125	105
1995	\$55,621	152.4	\$58,577	91
1996	\$58,522	156.9	\$59,865	90
1997	\$67,980	160.5	\$67,980	96



Rice Street Traffic Counts

APPENDIX E

Southbound Traffic			Northbound Traffic		
Time of Day	Count		Time of Day	Count	
12-1 am	210		12-1 am	205	
1-2 am	149		1-2 am	128	
2-3am	88		2-3 am	95	
3-4am	56		3-4 am	66	
4-5am	75		4-5 am	80	
5-6am	188		5-6 am	186	
6-7am	514		6-7 am	539	
7-8am	938		7-8 am	1,075	
8-9am	842		8-9 am	882	
9-10am	857		9-10 am	806	
10-11am	912		10-11 am	852	
11-12am	1,073		11 am-12 pm	970	
12am-1pm	1,114		12 -1 pm	1,119	
1-2pm	1,103		1-2 pm	1,032	
2-3pm	1,144		2-3 pm	1,136	
3-4pm	1,209		3-4 pm	1,248	
4-5pm	1,339		4-5 pm	1,351	
5-6pm	1,207		5-6 pm	1,160	
6-7pm	887		6-7 pm	799	
7-8pm	834		7-8 pm	689	
8-9pm	713		8-9 pm	535	
9-10pm	628		9-10 pm	487	
10-11pm	444		10-11 pm	305	
11pm-12am	311		11 pm- 12 am	276	
Total	16,831		Total	16,021	
AvgTotal	14,683		AvgTotal	14,860	
Source: 10/92, City of St. Paul Public Works			Source: 10/95, City of St. Paul Public Works		

Frequencies--Business located North of South of Front

APPEND

Statistics

	N		Mode
	Valid	Missing	
North or South of Front St.	54	0	2

North or South of Front St.

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid North	24	44.4	44.4	44.4
South	30	55.6	55.6	100.0
Total	54	100.0	100.0	
Total	54	100.0		

Frequencies--Type of Business

Statistics

	N		Mode	Range
	Valid	Missing		
bustyp	53	1	11	14

bustyp

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid retail	13	24.1	24.5	24.5
manufacturing	1	1.9	1.9	26.4
medical	2	3.7	3.8	30.2
grocery	6	11.1	11.3	41.5
bar	1	1.9	1.9	43.4
restaurant	5	9.3	9.4	52.8
nonprofit	3	5.6	5.7	58.5
hardward	1	1.9	1.9	60.4
other	14	25.9	26.4	86.8
auto repair	2	3.7	3.8	90.6
auto sales	1	1.9	1.9	92.5
auto station	3	5.6	5.7	98.1
auto parts	1	1.9	1.9	100.0
Total	53	98.1	100.0	
Missing 99	1	1.9		
Total	1	1.9		
Total	54	100.0		

Frequencies--Respondent an Owner or Manager

Statistics

	N		Mode
	Valid	Missing	
ownmngrr	51	3	1

ownmng

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	owner	30	55.6	58.8	58.8
	manager	19	35.2	37.3	96.1
	other	2	3.7	3.9	100.0
	Total	51	94.4	100.0	
Missing	99	3	5.6		
	Total	3	5.6		
Total		54	100.0		

Frequencies--Number of employees

Statistics

	N		Mean	Median	Mode	Std. Deviation	Range
	Valid	Missing					
Number full time employees	53	1	5.34	2.00	2	7.42	37
Number part time employees	49	5	2.24	1.00	0	3.60	20

Number full time employees

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid 0	1	1.9	1.9	1.9
1	9	16.7	17.0	18.9
2	19	35.2	35.8	54.7
3	4	7.4	7.5	62.3
4	6	11.1	11.3	73.6
5	1	1.9	1.9	75.5
6	1	1.9	1.9	77.4
7	1	1.9	1.9	79.2
8	3	5.6	5.7	84.9
9	1	1.9	1.9	86.8
10	1	1.9	1.9	88.7
12	1	1.9	1.9	90.6
14	1	1.9	1.9	92.5
21	1	1.9	1.9	94.3
25	1	1.9	1.9	96.2
30	1	1.9	1.9	98.1
37	1	1.9	1.9	100.0
Total	53	98.1	100.0	
Missing 99	1	1.9		
Total	1	1.9		
Total	54	100.0		

Number part time employees

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	19	35.2	38.8	38.8
	1	11	20.4	22.4	61.2
	2	5	9.3	10.2	71.4
	3	4	7.4	8.2	79.6
	4	2	3.7	4.1	83.7
	5	1	1.9	2.0	85.7
	6	4	7.4	8.2	93.9
	10	2	3.7	4.1	98.0
	20	1	1.9	2.0	100.0
	Total	49	90.7	100.0	
Missing	99	5	9.3		
	Total	5	9.3		
Total		54	100.0		

Frequencies--Where majority of customers are from

Statistics

	N		Mode
	Valid	Missing	
customer	54	0	3

customer

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	North end	13	24.1	24.1	24.1
	Nearby neighborhoods	6	11.1	11.1	35.2
	St. Paul	17	31.5	31.5	66.7
	Minneapolis	1	1.9	1.9	68.5
	Suburb	2	3.7	3.7	72.2
	Metropolitan area	15	27.8	27.8	100.0
	Total	54	100.0	100.0	
Total		54	100.0		

Frequencies--Years in Business

Statistics

	N		Mode
	Valid	Missing	
Number of yrs in business	54	0	5

Number of yrs in business

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid under 1 year	4	7.4	7.4	7.4
1-3 years	6	11.1	11.1	18.5
4-6 years	5	9.3	9.3	27.8
6-10 years	7	13.0	13.0	40.7
11-15 years	16	29.6	29.6	70.4
16-25 years	3	5.6	5.6	75.9
26 or more years	13	24.1	24.1	100.0
Total	54	100.0	100.0	
Total	54	100.0		

Frequencies--Why business located on Rice Street

Statistics

	N		Mode
	Valid	Missing	
Reason for location on Rice St.	31	23	2

Reason for location on Rice St.

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Already owned building	2	3.7	6.5	6.5
Good location	9	16.7	29.0	35.5
Good customer base/Population size	3	5.6	9.7	45.2
Long-term resident	4	7.4	12.9	58.1
Availability	4	7.4	12.9	71.0
Other	6	11.1	19.4	90.3
Inexpensive land	1	1.9	3.2	93.5
Family business	2	3.7	6.5	100.0
Total	31	57.4	100.0	
Missing 99	23	42.6		
Total	23	42.6		
Total	54	100.0		

Frequencies--Rating of Rice Street as a place for doing business

Statistics

	N		Mode
	Valid	Missing	
Location for business	53	1	2

Location for business

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Excellent	9	16.7	17.0	17.0
	Good	26	48.1	49.1	66.0
	Fair	14	25.9	26.4	92.5
	Poor	4	7.4	7.5	100.0
	Total	53	98.1	100.0	
Missing	99	1	1.9		
	Total	1	1.9		
Total		54	100.0		

Frequencies--Financial condition of respondent's business

Statistics

	N		Mode
	Valid	Missing	
Financial condition	49	5	2

Financial condition

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Excellent	12	22.2	24.5	24.5
	Good	18	33.3	36.7	61.2
	Fair	14	25.9	28.6	89.8
	Poor	5	9.3	10.2	100.0
	Total	49	90.7	100.0	
Missing	99	5	9.3		
	Total	5	9.3		
Total		54	100.0		

Frequencies--Moving business out of area

Statistics

	N		Mode
	Valid	Missing	
Moving business in next 3 yrs	53	1	2

Moving business in next 3 yrs

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	5	9.3	9.4	9.4
	No	40	74.1	75.5	84.9
	Don't know	8	14.8	15.1	100.0
	Total	53	98.1	100.0	
Missing	99	1	1.9		
	Total	1	1.9		
Total		54	100.0		

Frequencies--Rating of problems along Rice Street

Statistics

	N		Mean	Median	Mode	Std. Deviation	Range
	Valid	Missing					
Too much traffic	48	6	2.88	3.00	4	1.08	3
Crime	54	0	1.69	1.50	1	.82	3
Lack of parking	50	4	2.34	2.00	1	1.14	3
Poor Street Conditions	48	6	2.69	3.00	4	1.09	3
Loiterers	51	3	2.18	2.00	1	1.21	3
Other	54	0					
Too little traffic	48	6	2.54	3.00	3	1.07	3

Too much traffic

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very	7	13.0	14.6	14.6
	Somewhat	10	18.5	20.8	35.4
	Not very	13	24.1	27.1	62.5
	Not at all	18	33.3	37.5	100.0
	Total	48	88.9	100.0	
Missing	99	6	11.1		
	Total	6	11.1		
Total		54	100.0		

Crime

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very	27	50.0	50.0	50.0
	Somewhat	19	35.2	35.2	85.2
	Not very	6	11.1	11.1	96.3
	Not at all	2	3.7	3.7	100.0
	Total	54	100.0	100.0	
Total		54	100.0		

Lack of parking

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very	16	29.6	32.0	32.0
	Somewhat	11	20.4	22.0	54.0
	Not very	13	24.1	26.0	80.0
	Not at all	10	18.5	20.0	100.0
	Total	50	92.6	100.0	
Missing	99	4	7.4		
	Total	4	7.4		
Total		54	100.0		

Poor Street Conditions

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very	8	14.8	16.7	16.7
	Somewhat	14	25.9	29.2	45.8
	Not very	11	20.4	22.9	68.8
	Not at all	15	27.8	31.3	100.0
	Total	48	88.9	100.0	
Missing	99	6	11.1		
	Total	6	11.1		
Total		54	100.0		

Loiterers

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very	22	40.7	43.1	43.1
	Somewhat	9	16.7	17.6	60.8
	Not very	9	16.7	17.6	78.4
	Not at all	11	20.4	21.6	100.0
	Total	51	94.4	100.0	
Missing	99	3	5.6		
	Total	3	5.6		
Total		54	100.0		

Other

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	old age income	4	7.4	7.4	7.4
	Missing	49	90.7	90.7	100.0
	2	1	1.9	1.9	9.3
Total	Total	54	100.0	100.0	
	Total	54	100.0		

Too little traffic

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very	10	18.5	20.8	20.8
	Somewhat	13	24.1	27.1	47.9
	Not very	14	25.9	29.2	77.1
	Not at all	11	20.4	22.9	100.0
	Total	48	88.9	100.0	
Missing	99	6	11.1		
	Total	6	11.1		
Total		54	100.0		

Frequencies--Additional types of businesses needed on Rice Street

Statistics

	N		Mode
	Valid	Missing	
Additional Business types needed	32	22	4

Additional Business types needed

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Fast food	2	3.7	6.3	6.3
	Retail	2	3.7	6.3	12.5
	Chain stores	1	1.9	3.1	15.6
	Restaurants	10	18.5	31.3	46.9
	Hardware	6	11.1	18.8	65.6
	Grocery	3	5.6	9.4	75.0
	Other	5	9.3	15.6	90.6
	Less of some businesses	2	3.7	6.3	96.9
	No new businesses needed	1	1.9	3.1	100.0
	Total	32	59.3	100.0	
Missing	99	22	40.7		
	Total	22	40.7		
Total		54	100.0		

Frequencies

Statistics

	N		Mean	Median	Mode	Std. Deviation	Range
	Valid	Missing					
Grocery	49	5	2.59	2.00	2	1.04	4
Pharmacy	50	4	2.30	2.00	2	.99	4
Restaurants	51	3	2.78	3.00	2	1.19	4
City Services	48	6	2.60	2.00	2	.92	4
Social services	37	17	2.68	3.00	2	1.03	4
Recreation centers	40	14	2.68	3.00	3	1.05	4

Grocery

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Excellent	5	9.3	10.2	10.2
	Good	22	40.7	44.9	55.1
	Fair	13	24.1	26.5	81.6
	Poor	6	11.1	12.2	93.9
	Very poor	3	5.6	6.1	100.0
	Total	49	90.7	100.0	
Missing	99	5	9.3		
	Total	5	9.3		
Total		54	100.0		

Pharmacy

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Excellent	9	16.7	18.0	18.0
	Good	24	44.4	48.0	66.0
	Fair	13	24.1	26.0	92.0
	Poor	1	1.9	2.0	94.0
	Very poor	3	5.6	6.0	100.0
	Total	50	92.6	100.0	
Missing	99	4	7.4		
	Total	4	7.4		
Total		54	100.0		

Restaurants

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Excellent	5	9.3	9.8	9.8
	Good	20	37.0	39.2	49.0
	Fair	14	25.9	27.5	76.5
	Poor	5	9.3	9.8	86.3
	Very poor	7	13.0	13.7	100.0
	Total	51	94.4	100.0	
Missing	99	3	5.6		
	Total	3	5.6		
Total		54	100.0		

City Services

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Excellent	2	3.7	4.2	4.2
	Good	24	44.4	50.0	54.2
	Fair	16	29.6	33.3	87.5
	Poor	3	5.6	6.3	93.8
	Very poor	3	5.6	6.3	100.0
	Total	48	88.9	100.0	
Missing	99	6	11.1		
	Total	6	11.1		
Total		54	100.0		

Social services

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Excellent	4	7.4	10.8	10.8
	Good	14	25.9	37.8	48.6
	Fair	10	18.5	27.0	75.7
	Poor	8	14.8	21.6	97.3
	Very poor	1	1.9	2.7	100.0
	Total	37	68.5	100.0	
Missing	99	17	31.5		
	Total	17	31.5		
Total		54	100.0		

Recreation centers

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Excellent	5	9.3	12.5	12.5
	Good	12	22.2	30.0	42.5
	Fair	17	31.5	42.5	85.0
	Poor	3	5.6	7.5	92.5
	Very poor	3	5.6	7.5	100.0
	Total	40	74.1	100.0	
Missing	99	14	25.9		
	Total	14	25.9		
Total		54	100.0		

Frequencies--Suggestions for improvements to Rice Street

Statistics

	N		Mode
	Valid	Missing	
suggestions for improvements	32	22	2 ^a
suggestions for improvements	54	0	99

a. Multiple modes exist. The smallest value is shown

suggestions for improvements

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Increased home ownership	1	1.9	3.1	3.1
	Fixing/Redeveloping buildings	7	13.0	21.9	25.0
	Attraction of new businesses	5	9.3	15.6	40.6
	Improve safety/police	7	13.0	21.9	62.5
	More parking	3	5.6	9.4	71.9
	More streetscaping	3	5.6	9.4	81.3
	Other	4	7.4	12.5	93.8
	Improve safety/traffic lights, signs	2	3.7	6.3	100.0
	Total	32	59.3	100.0	
Missing	99	22	40.7		
	Total	22	40.7		
Total		54	100.0		

suggestions for improvements

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Fixing/Redeveloping buildings	1	1.9	1.9	1.9
	Attract new businesses	2	3.7	3.7	5.6
	Improves safety/police	2	3.7	3.7	9.3
	Streetscape	1	1.9	1.9	11.1
	99	48	88.9	88.9	100.0
	Total	54	100.0	100.0	
Total		54	100.0		

Frequencies--Suggestions for increasing community togetherness

Statistics

	N		Mode
	Valid	Missing	
Suggestions for increased community togetherness	24	30	1

Suggestions for increased community togetherness

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Create business owners' network	5	9.3	20.8	20.8
	Community Meetings	4	7.4	16.7	37.5
	Improve Safety	3	5.6	12.5	50.0
	Increase home ownership	4	7.4	16.7	66.7
	No improvements needed	3	5.6	12.5	79.2
	Other	4	7.4	16.7	95.8
	7	1	1.9	4.2	100.0
	Total	24	44.4	100.0	
Missing	99	30	55.6		
	Total	30	55.6		
Total		54	100.0		

Frequencies--How concerned respondent is about crime on Rice Street

Statistics

	N		Mode
	Valid	Missing	
Concern about crime	53	1	3

Concern about crime

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Not concerned	4	7.4	7.5	7.5
	Somewhat concerned	20	37.0	37.7	45.3
	Very concerned	29	53.7	54.7	100.0
	Total	53	98.1	100.0	
Missing	99	1	1.9		
	Total	1	1.9		
Total		54	100.0		

Frequencies--How responsive city officials are to business concerns

Statistics

	N		Mode
	Valid	Missing	
City responsiveness	41	13	2

City responsiveness

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Very responsive	8	14.8	19.5	19.5
	Somewhat responsive	15	27.8	36.6	56.1
	Not very responsive	10	18.5	24.4	80.5
	Not at all responsive	8	14.8	19.5	100.0
	Total	41	75.9	100.0	
Missing	99	12	22.2		
	System Missing	1	1.9		
	Total	13	24.1		
Total		54	100.0		

Frequencies--Business Remodeling, year and type

Statistics

	N		Mode
	Valid	Missing	
REMODEL	52	2	1
Most recent remodel year	54	0	
Type of remodeling	54	0	
Possible remodel	53	1	2
Possible remodel type	54	0	

REMODEL

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	33	61.1	63.5	63.5
	No	19	35.2	36.5	100.0
	Total	52	96.3	100.0	
Missing	99	2	3.7		
	Total	2	3.7		
Total		54	100.0		

Most recent remodel year

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid 1	1	1.9	1.9	1.9
1980	1	1.9	1.9	3.7
1985	1	1.9	1.9	5.6
1987	3	5.6	5.6	11.1
1990	1	1.9	1.9	13.0
1992	1	1.9	1.9	14.8
1993	3	5.6	5.6	20.4
1995	1	1.9	1.9	22.2
1996	4	7.4	7.4	29.6
1997	8	14.8	14.8	44.4
1998	2	3.7	3.7	48.1
99	10	18.5	18.5	66.7
na	18	33.3	33.3	100.0
Total	54	100.0	100.0	
Total	54	100.0		

Type of remodeling

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Interior	9	16.7	16.7	18.5
Exterior	9	16.7	16.7	35.2
New equipment	1	1.9	1.9	37.0
Expansion/addition	1	1.9	1.9	38.9
Other	7	13.0	13.0	51.9
Total renovation	1	1.9	1.9	53.7
	1	1.9	1.9	1.9
99	7	13.0	13.0	66.7
na	18	33.3	33.3	100.0
Total	54	100.0	100.0	
Total	54	100.0		

Possible remodel

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	17	31.5	32.1	32.1
No	36	66.7	67.9	100.0
Total	53	98.1	100.0	
Missing 99	1	1.9		
Total	1	1.9		
Total	54	100.0		

Possible remodel type

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Exterior	5	9.3	9.3	9.3
	New equipment	1	1.9	1.9	11.1
	Expansion/Addition	7	13.0	13.0	24.1
	Other	1	1.9	1.9	25.9
	99	6	11.1	11.1	37.0
	na	34	63.0	63.0	100.0
	Total	54	100.0	100.0	
Total		54	100.0		

Frequencies--Year of respondent's birth

Statistics

	N		Mean	Range
	Valid	Missing		
Year of birth	46	8	1954.02	47

Year of birth

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1930	1	1.9	2.2	2.2
	1933	1	1.9	2.2	4.3
	1937	2	3.7	4.3	8.7
	1938	2	3.7	4.3	13.0
	1940	1	1.9	2.2	15.2
	1941	3	5.6	6.5	21.7
	1942	1	1.9	2.2	23.9
	1943	1	1.9	2.2	26.1
	1945	1	1.9	2.2	28.3
	1946	1	1.9	2.2	30.4
	1947	1	1.9	2.2	32.6
	1949	2	3.7	4.3	37.0
	1951	1	1.9	2.2	39.1
	1952	2	3.7	4.3	43.5
	1953	1	1.9	2.2	45.7
	1956	1	1.9	2.2	47.8
	1957	3	5.6	6.5	54.3
	1958	2	3.7	4.3	58.7
	1960	2	3.7	4.3	63.0
	1961	3	5.6	6.5	69.6
	1962	2	3.7	4.3	73.9
	1963	2	3.7	4.3	78.3
	1964	1	1.9	2.2	80.4
	1965	3	5.6	6.5	87.0
	1967	2	3.7	4.3	91.3
	1969	1	1.9	2.2	93.5
	1972	1	1.9	2.2	95.7
	1973	1	1.9	2.2	97.8
	1977	1	1.9	2.2	100.0
	Total	46	85.2	100.0	
Missing	99	8	14.8		
	Total	8	14.8		
Total		54	100.0		

Frequencies--How respondent commutes to work

Statistics

	N		Mode
	Valid	Missing	
How respondent commutes	51	3	1
Minutes to commute to work, 1 way	50	4	2

How respondent commutes

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	car (alone)	45	83.3	88.2	88.2
	car pool	3	5.6	5.9	94.1
	walk	3	5.6	5.9	100.0
	Total	51	94.4	100.0	
Missing	99	3	5.6		
	Total	3	5.6		
Total		54	100.0		

Minutes to commute to work, 1 way

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	under 5 minutes	5	9.3	10.0	10.0
	6-10 minutes	13	24.1	26.0	36.0
	11-15 minutes	11	20.4	22.0	58.0
	16-20 minutes	11	20.4	22.0	80.0
	21-30 minutes	7	13.0	14.0	94.0
	more than 30 minutes	3	5.6	6.0	100.0
	Total	50	92.6	100.0	
Missing	99	4	7.4		
	Total	4	7.4		
Total		54	100.0		

Frequencies--Respondent's marital status

Statistics

	N		Mode
	Valid	Missing	
Current marital status	49	5	2

Current marital status

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Single	11	20.4	22.4	22.4
	Married	33	61.1	67.3	89.8
	Divorced	5	9.3	10.2	100.0
	Total	49	90.7	100.0	
Missing	99	5	9.3		
	Total	5	9.3		
Total		54	100.0		

Frequencies--Respondent membership in local organizations and clubs

Statistics

	N		Mode
	Valid	Missing	
Member of local clubs, orgs	22	32	1
Type of club	54	0	
2nd member org listed	54	0	

Member of local clubs, orgs

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	19	35.2	86.4	86.4
	99	3	5.6	13.6	100.0
	Total	22	40.7	100.0	
Missing	No	32	59.3		
	Total	32	59.3		
Total		54	100.0		

Type of club

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Industry-related	4	7.4	7.4	9.3
	Race/ethnicity organization	1	1.9	1.9	11.1
	Religious	2	3.7	3.7	14.8
	North End				
	Business Association	8	14.8	14.8	31.5
	Titans	2	3.7	3.7	35.2
	6	1	1.9	1.9	1.9
	4?	1	1.9	1.9	16.7
	99	4	7.4	7.4	42.6
	na	31	57.4	57.4	100.0
	Total	54	100.0	100.0	
Total		54	100.0		

2nd member org listed

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Titans	2	3.7	3.7	35.2
		16	29.6	29.6	29.6
	2	1	1.9	1.9	31.5
	na	35	64.8	64.8	100.0
	Total	54	100.0	100.0	
Total		54	100.0		

Frequencies--Where respondent lives

Statistics

	N		Mode
	Valid	Missing	
Where respondent lives	52	2	5

Where respondent lives

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	North end	7	13.0	13.5	13.5
	Adjacent neighborhood	4	7.4	7.7	21.2
	St. Paul	9	16.7	17.3	38.5
	Minneapolis	6	11.1	11.5	50.0
	Suburb	24	44.4	46.2	96.2
	Other	2	3.7	3.8	100.0
	Total	52	96.3	100.0	
Missing	99	2	3.7		
	Total	2	3.7		
Total		54	100.0		

Frequencies--North End respondents

Statistics

	N	
	Valid	Missing
Years at current N. End address	54	0
Years will stay at N. End address	54	0
Years lived in N. End	54	0
Years will stay in area	54	0

Years at current N. End address

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid one year or less	1	1.9	1.9	1.9
2	1	1.9	1.9	3.7
5	2	3.7	3.7	7.4
9	1	1.9	1.9	9.3
99	4	7.4	7.4	16.7
na	45	83.3	83.3	100.0
Total	54	100.0	100.0	
Total	54	100.0		

Years will stay at N. End address

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid 3	1	1.9	1.9	1.9
10	1	1.9	1.9	3.7
99	5	9.3	9.3	13.0
na	47	87.0	87.0	100.0
Total	54	100.0	100.0	
Total	54	100.0		

Years lived in N. End

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid one year or less	2	3.7	3.7	3.7
entire life	2	3.7	3.7	100.0
12	1	1.9	1.9	5.6
20	1	1.9	1.9	7.4
99	3	5.6	5.6	13.0
na	45	83.3	83.3	96.3
Total	54	100.0	100.0	
Total	54	100.0		

Years will stay in area

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid entire life	2	3.7	3.7	100.0
10	1	1.9	1.9	1.9
3	1	1.9	1.9	3.7
99	5	9.3	9.3	13.0
na	45	83.3	83.3	96.3
Total	54	100.0	100.0	
Total	54	100.0		

Frequencies--Respondent's race

Statistics

	N		Mode
	Valid	Missing	
Racial background	52	2	5

Racial background

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Asian/ Pacific Islander	10	18.5	19.2	19.2
	Hispanic/ Latino	2	3.7	3.8	23.1
	Native American/ American Indian	1	1.9	1.9	25.0
	White/ Caucasian	35	64.8	67.3	92.3
	Other	4	7.4	7.7	100.0
	Total	52	96.3	100.0	
Missing	99	2	3.7		
	Total	2	3.7		
Total		54	100.0		

Frequencies--Respondent's sex

Statistics

	N		Mode
	Valid	Missing	
Sex	52	2	1

Sex

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Male	35	64.8	67.3	67.3
	Female	17	31.5	32.7	100.0
	Total	52	96.3	100.0	
Missing	99	2	3.7		
	Total	2	3.7		
Total		54	100.0		

Frequencies--Respondent's 1997 household income

Statistics

	N		Mode
	Valid	Missing	
1997 before tax HH income	40	14	7

Businessowners Survey

The following survey asks questions about your experiences working in the North End. N.E.A.R. is surveying both homeowners and businessowners to gain a better understanding of who lives and works here.

Q1. Address _____

Q2. Which one of the following best describes your business?

- | | |
|------------------|-------------|
| 1. Retail | Auto: |
| 2. Manufacturing | 12. repair |
| 3. Medical | 13. sales |
| 4. Grocery | 14. station |
| 5. Bar | 15. parts |
| 6. Restaurant | |
| 7. Government | |
| 8. Nonprofit | |
| 9. Hardware | |
| 10. Religious | |
| 11. Other: _____ | |

Q3. Are you a manager or the owner?

1. Owner If owner,
2. Manager

Why did your business locate in this area?

Q4. Where are most of your customers from? (one or more)

1. North End
2. Nearby neighborhoods
3. St. Paul
4. Minneapolis
5. Suburb
6. Other _____

Q5. In relation to your business, how concerned are you about the following?

	Very	Somewhat	Not Very	Not At All
Too little traffic	1	2	3	4
Too much traffic	1	2	3	4
Crime	1	2	3	4
Lack of parking	1	2	3	4
Poor Street Condition	1	2	3	4
Loiterers	1	2	3	4
Other: _____	1	2	3	4

Q6. In general, how would you rate Rice Street as a location for operating a business?

1. Excellent
2. Good
3. Fair
4. Poor

Q7. What suggestion do you have for improvements to Rice Street?

Q8. How do you feel the neighborhood could be more "drawn together" as a community?

Q9. How responsive do you feel City officials are to businessowners' concerns?

1. Very responsive
2. Somewhat responsive
3. Not very responsive
4. Not at all responsive

Q10. How concerned are you about crime in the North End?

1. Not concerned
2. Somewhat concerned
3. Very concerned

Q11. Rank the availability of these services in the North End from poor to excellent:

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Very Poor</u>
Grocery	1	2	3	4	5
Pharmacy	1	2	3	4	5
Restaurant	1	2	3	4	5
City Services (ie, Utilities,streets)	1	2	3	4	5
Social services	1	2	3	4	5
Recreation centers	1	2	3	4	5

Q12. What specific types of businesses, if any, do you think are most needed in the North End?

- 1.
- 2.
- 3.
- 4.
5. No additional businesses needed.

Q 13. Have you remodeled your business in the past?

1. Yes
2. No

If yes,

In what year did you most recently remodel?

What improvements did you make?

Q14. Are you currently considering any remodeling or expanding?

1. Yes
2. No

If yes,

Please describe

Q15. How long has your shop been in business?

1. under 1 year
2. 1-3 years
3. 4-6 years
4. 6-10 years
5. more than 10 years

Q16. How would you rate the financial condition of your business?

1. Excellent
2. Good
3. Fair
4. Poor

Q17. Does your business have any plans to move out of the North End in the three years?

1. Yes (Please specify _____)
2. No
3. Don't Know

Q18. How many full-time employees work here? _____

Q19. How many part-time employees work here? _____

Personal Demographics

Q20. Where do you currently live?

1. North End
2. Adjacent neighborhood
3. St. Paul
4. Minneapolis
5. Suburb
6. Other: _____

Q21. If you live in the North End,

- a. how many years have you lived here? _____
- b. how many years have you lived at your current address? _____
- c. how many years do you intend to stay in your current home ? _____
- d. how many years do you intend to stay in the area? _____

Q22. How many minutes does it usually take you travel one way to work?

- 1. under 5 minutes
- 2. 6-10
- 3. 11-15
- 4. 16-20
- 5. 21-30
- 6. 30+

Q23. How do you usually travel to work?

- 1. car (alone)
- 2. car pool
- 3. bus
- 4. walk
- 5. bike
- 6. other: _____

Q24. Are you a member of any local clubs or organizations?

- 1. Yes
- 2. No

If yes,

To which clubs or organization do you belong?

Q25. What year were you born?

— — — —

Q26. Are you?

- 1. Male
- 2. Female

Q27. How would you describe your racial background?

- 1. African American/ Black
- 2. Asian/ Pacific Islander
- 3. Hispanic/ Latino
- 4. Native American/ American Indian
- 5. White/ Causasian
- 6. Other, _____

Q28. How would you describe your current Marital Status?

1. Single
2. Married
3. Divorced
4. Widowed

Q29. What was your total 1997 household income before taxes?

1. under \$15,000
2. \$15,000-19,999
3. \$20,000-24,999
4. \$25,000-29,999
5. \$30,000-39,999
6. \$40,000-55,999
7. \$56,000 and up

Additional Comments/ Questions Thank you!

Crosstabs--Business location by rating of Rice street as a location for business

Case Processing Summary

APPENDIX

	Cases					
	Valid		Missing		Total	
	N	Percent	N	Percent	N	Percent
North or South of Front St. * Location for business	53	98.1%	1	1.9%	54	100.0%

North or South of Front St. * Location for business Crosstabulation

			Location for business				Total
			Excellent	Good	Fair	Poor	
North or South of Front St.	North	Count % within Location for business	6 66.7%	10 38.5%	7 50.0%	1 25.0%	24 45.3%
	South	Count % within Location for business	3 33.3%	16 61.5%	7 50.0%	3 75.0%	29 54.7%
Total		Count % within Location for business	9 100.0%	26 100.0%	14 100.0%	4 100.0%	53 100.0%

Chi-Square Tests

	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	2.939 ^a	3	.401
Likelihood Ratio	2.991	3	.393
Linear-by-Linear Association	.921	1	.337
N of Valid Cases	53		

a. 4 cells (50.0%) have expected count less than 5. The minimum expected count is 1.81.

Crosstabs--Business location by rating of business' financial condition

Case Processing Summary

	Cases					
	Valid		Missing		Total	
	N	Percent	N	Percent	N	Percent
North or South of Front St. * Financial condition	49	90.7%	5	9.3%	54	100.0%

North or South of Front St. * Financial condition Crosstabulation

			Financial condition				Total
			Excellent	Good	Fair	Poor	
North or South of Front St.	North	Count	8	7	6	2	23
		% within Financial condition	66.7%	38.9%	42.9%	40.0%	46.9%
	South	Count	4	11	8	3	26
		% within Financial condition	33.3%	61.1%	57.1%	60.0%	53.1%
Total		Count	12	18	14	5	49
		% within Financial condition	100.0%	100.0%	100.0%	100.0%	100.0%

Chi-Square Tests

	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	2.534 ^a	3	.469
Likelihood Ratio	2.560	3	.465
Linear-by-Linear Association	1.205	1	.272
N of Valid Cases	49		

a. 2 cells (25.0%) have expected count less than 5. The minimum expected count is 2.35.

Frequencies

Statistics

	N		Median
	Valid	Missing	
Years lived in North End	103	3	14.00
Years in current home	104	2	6.00
Years intend to stay in current home	106	0	
Years intend to stay in North End	106	0	

Miss

Tota

Years lived in North End

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid 1	5	4.7	4.9	4.9
2	1	.9	1.0	5.8
2	5	4.7	4.9	10.7
3	12	11.3	11.7	22.3
4	6	5.7	5.8	28.2
5	2	1.9	1.9	30.1
6	4	3.8	3.9	34.0
7	3	2.8	2.9	36.9
8	1	.9	1.0	37.9
9	2	1.9	1.9	39.8
10	3	2.8	2.9	42.7
11	1	.9	1.0	43.7
12	3	2.8	2.9	46.6
13	2	1.9	1.9	48.5
14	4	3.8	3.9	52.4
15	6	5.7	5.8	58.3
17	1	.9	1.0	59.2
18	3	2.8	2.9	62.1
19	1	.9	1.0	63.1
20	3	2.8	2.9	66.0
24	1	.9	1.0	67.0
29	2	1.9	1.9	68.9
30	1	.9	1.0	69.9
33	1	.9	1.0	70.9
35	2	1.9	1.9	72.8
37	1	.9	1.0	73.8
39	1	.9	1.0	74.8
40	5	4.7	4.9	79.6
41	2	1.9	1.9	81.6
43	1	.9	1.0	82.5
44	1	.9	1.0	83.5
47	1	.9	1.0	84.5
49	1	.9	1.0	85.4
50	3	2.8	2.9	88.3
52	1	.9	1.0	89.3
60	1	.9	1.0	90.3
67	2	1.9	1.9	92.2
68	1	.9	1.0	93.2
70	2	1.9	1.9	95.1
76	1	.9	1.0	96.1
80	1	.9	1.0	97.1
86	1	.9	1.0	98.1
99	2	1.9	1.9	100.0
Total	103	97.2	100.0	
Missing System Missing	3	2.8		
Total	3	2.8		
Total	106	100.0		

Years in current home

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1	10	9.4	9.6	9.6
	2	1	.9	1.0	10.6
	2	11	10.4	10.6	21.2
	3	15	14.2	14.4	35.6
	4	7	6.6	6.7	42.3
	5	4	3.8	3.8	46.2
	6	5	4.7	4.8	51.0
	7	6	5.7	5.8	56.7
	8	1	.9	1.0	57.7
	9	3	2.8	2.9	60.6
	10	4	3.8	3.8	64.4
	11	2	1.9	1.9	66.3
	12	2	1.9	1.9	68.3
	13	1	.9	1.0	69.2
	14	2	1.9	1.9	71.2
	15	1	.9	1.0	72.1
	17	2	1.9	1.9	74.0
	18	1	.9	1.0	75.0
	19	1	.9	1.0	76.0
	20	1	.9	1.0	76.9
	22	1	.9	1.0	77.9
	24	1	.9	1.0	78.8
	25	1	.9	1.0	79.8
	29	1	.9	1.0	80.8
	30	2	1.9	1.9	82.7
	32	1	.9	1.0	83.7
	37	1	.9	1.0	84.6
	39	2	1.9	1.9	86.5
	40	1	.9	1.0	87.5
	41	1	.9	1.0	88.5
	43	2	1.9	1.9	90.4
	47	2	1.9	1.9	92.3
	49	1	.9	1.0	93.3
	50	3	2.8	2.9	96.2
	59	1	.9	1.0	97.1
	60	1	.9	1.0	98.1
	65	1	.9	1.0	99.0
	67	1	.9	1.0	100.0
	Total	104	98.1	100.0	
Missing	System Missing	2	1.9		
	Total	2	1.9		
Total		106	100.0		

Years intend to stay in current home

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid One year or less	8	7.5	7.5	16.0
Missing	2	1.9	1.9	50.0
	8	7.5	7.5	7.5
0	1	.9	.9	8.5
10	6	5.7	5.7	21.7
11	1	.9	.9	22.6
15	3	2.8	2.8	25.5
2	5	4.7	4.7	30.2
20	2	1.9	1.9	32.1
3	3	2.8	2.8	34.9
30	3	2.8	2.8	37.7
5	6	5.7	5.7	43.4
6	1	.9	.9	44.3
60	2	1.9	1.9	46.2
7	1	.9	.9	47.2
8	1	.9	.9	48.1
dk	35	33.0	33.0	83.0
w	18	17.0	17.0	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Years intend to stay in North End

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid entire life	20	18.9	18.9	100.0
	8	7.5	7.5	7.5
0	2	1.9	1.9	9.4
1	6	5.7	5.7	15.1
10	4	3.8	3.8	18.9
11	1	.9	.9	19.8
15	1	.9	.9	20.8
2	3	2.8	2.8	23.6
20	2	1.9	1.9	25.5
25	1	.9	.9	26.4
3	2	1.9	1.9	28.3
30	2	1.9	1.9	30.2
5	4	3.8	3.8	34.0
6	1	.9	.9	34.9
60	2	1.9	1.9	36.8
8	1	.9	.9	37.7
99	2	1.9	1.9	39.6
dk	44	41.5	41.5	81.1
Total	106	100.0	100.0	
Total	106	100.0		

frequencies

Statistics

	N		Mean	Median	Mode	Std. Deviation
	Valid	Missing				
Number of bedrooms	105	1	2.65	3.00	2 ^a	.93

a. Multiple modes exist. The smallest value is shown

Number of bedrooms

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	One	10	9.4	9.5	9.5
	Two	38	35.8	36.2	45.7
	Three	38	35.8	36.2	81.9
	Four	17	16.0	16.2	98.1
	Five or more	2	1.9	1.9	100.0
	Total	105	99.1	100.0	
Missing	System Missing	1	.9		
	Total	1	.9		
Total		106	100.0		

Frequencies

Statistics

	N	
	Valid	Missing
Home improvements made in last 5 years	106	0
improvement made-heating	97	9
improvement made-plumbing	97	9
improvement made-electrical	97	9
improvement made foundation/basement	97	9
improvement made-roof	97	9
improvement made-insulation	97	9
improvement made-windows	97	9
improvement made-bath	97	9
improvement made-kitchen	97	9
improvement made-walls	97	9
improvement made-floors	97	9
improvement made-porch	97	9
improvement made-exterior painting	97	9
improvement made-siding	97	9
improvement made-landscaping	97	9
improvement made-addition	97	9
improvement made-sidewalk or steps	97	9
improvement made-garage	97	9
total renovation done	97	9

Home improvements made in last 5 years

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	71	67.0	67.0	67.0
1	1	.9	.9	67.9
No	34	32.1	32.1	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement made-heating

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	7	6.6	7.2	7.2
	No	90	84.9	92.8	100.0
	Total	97	91.5	100.0	
Missing	System	9	8.5		
	Missing				
	Total	9	8.5		
Total		106	100.0		

improvement made-plumbing

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	10	9.4	10.3	10.3
	No	87	82.1	89.7	100.0
	Total	97	91.5	100.0	
Missing	System	9	8.5		
	Missing				
	Total	9	8.5		
Total		106	100.0		

improvement made-electrical

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	7	6.6	7.2	7.2
	No	90	84.9	92.8	100.0
	Total	97	91.5	100.0	
Missing	System	9	8.5		
	Missing				
	Total	9	8.5		
Total		106	100.0		

improvement made foundation/basement

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	3	2.8	3.1	3.1
	No	94	88.7	96.9	100.0
	Total	97	91.5	100.0	
Missing	System	9	8.5		
	Missing				
	Total	9	8.5		
Total		106	100.0		

improvement made-roof

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	18	17.0	18.6	18.6
	No	79	74.5	81.4	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

improvement made-insulation

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	7	6.6	7.2	7.2
	No	90	84.9	92.8	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

improvement made-windows

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	14	13.2	14.4	14.4
	No	83	78.3	85.6	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

improvement made-bath

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	11	10.4	11.3	11.3
	No	85	80.2	87.6	99.0
	12	1	.9	1.0	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

improvement made-kitchen

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	17	16.0	17.5	17.5
	No	80	75.5	82.5	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

improvement made-walls

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	12	11.3	12.4	12.4
	No	85	80.2	87.6	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

improvement made-floors

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	10	9.4	10.3	10.3
	No	87	82.1	89.7	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

improvement made-porch

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	8	7.5	8.2	8.2
	No	89	84.0	91.8	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

improvement made-exterior painting

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	14	13.2	14.4	14.4
	No	83	78.3	85.6	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

improvement made-siding

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	8	7.5	8.2	8.2
	No	89	84.0	91.8	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

improvement made-landscaping

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	7	6.6	7.2	7.2
	No	89	84.0	91.8	99.0
	3	1	.9	1.0	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

improvement made-addition

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	3	2.8	3.1	3.1
	No	93	87.7	95.9	99.0
	3	1	.9	1.0	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

improvement made-sidewalk or steps

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	9	8.5	9.3	9.3
	No	87	82.1	89.7	99.0
	3	1	.9	1.0	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

improvement made-garage

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	4	3.8	4.1	4.1
	No	92	86.8	94.8	99.0
	3	1	.9	1.0	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

total renovation done

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	1	.9	1.0	1.0
	No	95	89.6	97.9	99.0
	3	1	.9	1.0	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

Frequencies

Statistics

	N	
	Valid	Missing
improvement needed-heating	106	0
improvement needed-plumbing	106	0
improvement needed-electrical	106	0
improvement needed-foundation/basement	106	0
improvement needed-insulation	106	0
improvement needed-windows	106	0
improvement needed-bath	106	0
improvement needed-kitchen	106	0
improvement needed-walls	106	0
improvement needed-floors	106	0
improvement needed-porch	106	0
improvement needed-exterior painting	106	0
improvement needed-siding	106	0
improvement needed-landscaping	106	0
improvement needed-addition	106	0
improvement needed-sidewalk or steps	106	0
improvement needed-garage	106	0
total renovation needed	106	0

improvement needed-heating

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	14	13.2	13.2	13.2
No	86	81.1	81.1	94.3
99 Total	6	5.7	5.7	100.0
Total	106	100.0	100.0	
	106	100.0		

improvement needed-plumbing

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	10	9.4	9.4	9.4
No	90	84.9	84.9	94.3
99 Total	6	5.7	5.7	100.0
Total	106	100.0	100.0	
	106	100.0		

improvement needed-electrical

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	19	17.9	17.9	17.9
No	81	76.4	76.4	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-foundation/basement

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	19	17.9	17.9	17.9
No	81	76.4	76.4	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-insulation

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	13	12.3	12.3	12.3
No	87	82.1	82.1	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-windows

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	38	35.8	35.8	35.8
No	62	58.5	58.5	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-bath

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	20	18.9	18.9	18.9
No	80	75.5	75.5	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-kitchen

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	12	11.3	11.3	11.3
No	87	82.1	82.1	93.4
22	1	.9	.9	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-walls

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	11	10.4	10.4	10.4
No	89	84.0	84.0	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-floors

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	16	15.1	15.1	15.1
No	84	79.2	79.2	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-porch

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	15	14.2	14.2	14.2
No	85	80.2	80.2	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-exterior painting

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	21	19.8	19.8	19.8
No	79	74.5	74.5	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-siding

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	12	11.3	11.3	11.3
No	88	83.0	83.0	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-landscaping

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	8	7.5	7.5	7.5
No	92	86.8	86.8	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-addition

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	3	2.8	2.8	2.8
No	97	91.5	91.5	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-sidewalk or steps

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	12	11.3	11.3	11.3
No	88	83.0	83.0	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

improvement needed-garage

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	18	17.0	17.0	17.0
No	82	77.4	77.4	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

total renovation needed

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	1	.9	.9	.9
No	99	93.4	93.4	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Frequencies

Statistics

	N		Mode
	Valid	Missing	
Ranking of improvements	83	23	99.0
Rank improvements 2	71	35	2.2
Rank improvements 3	53	53	2.4

Ranking of improvements

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid 1.1	9	8.5	10.8	10.8
1.3	5	4.7	6.0	16.9
2.0	2	1.9	2.4	19.3
2.1	7	6.6	8.4	27.7
2.2	10	9.4	12.0	39.8
2.4	8	7.5	9.6	49.4
3.0	2	1.9	2.4	51.8
3.1	6	5.7	7.2	59.0
3.2	3	2.8	3.6	62.7
4.0	1	.9	1.2	63.9
4.1	2	1.9	2.4	66.3
4.2	4	3.8	4.8	71.1
4.3	1	.9	1.2	72.3
4.4	2	1.9	2.4	74.7
4.6	3	2.8	3.6	78.3
4.7	5	4.7	6.0	84.3
99.0	13	12.3	15.7	100.0
Total	83	78.3	100.0	
Missing System Missing	23	21.7		
Total	23	21.7		
Total	106	100.0		

Rank improvements 2

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.1	2	1.9	2.8	2.8
	1.2	3	2.8	4.2	7.0
	1.3	1	.9	1.4	8.5
	2.1	1	.9	1.4	9.9
	2.2	9	8.5	12.7	22.5
	2.3	4	3.8	5.6	28.2
	2.4	7	6.6	9.9	38.0
	3.1	8	7.5	11.3	49.3
	3.2	5	4.7	7.0	56.3
	3.3	2	1.9	2.8	59.2
	3.4	3	2.8	4.2	63.4
	4.0	3	2.8	4.2	67.6
	4.1	1	.9	1.4	69.0
	4.2	3	2.8	4.2	73.2
	4.3	4	3.8	5.6	78.9
	4.4	1	.9	1.4	80.3
	4.5	1	.9	1.4	81.7
	4.6	4	3.8	5.6	87.3
	4.7	3	2.8	4.2	91.5
	99.0	6	5.7	8.5	100.0
	Total	71	67.0	100.0	
Missing	System Missing	35	33.0		
	Total	35	33.0		
Total		106	100.0		

Rank improvements 3

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1.1	1	.9	1.9	1.9
	1.2	3	2.8	5.7	7.5
	1.3	2	1.9	3.8	11.3
	2.0	2	1.9	3.8	15.1
	2.2	3	2.8	5.7	20.8
	2.3	3	2.8	5.7	26.4
	2.4	10	9.4	18.9	45.3
	3.1	2	1.9	3.8	49.1
	3.2	2	1.9	3.8	52.8
	3.3	1	.9	1.9	54.7
	3.4	1	.9	1.9	56.6
	4.0	1	.9	1.9	58.5
	4.1	4	3.8	7.5	66.0
	4.2	6	5.7	11.3	77.4
	4.3	1	.9	1.9	79.2
	4.4	1	.9	1.9	81.1
	4.7	4	3.8	7.5	88.7
	99.0	6	5.7	11.3	100.0
	Total	53	50.0	100.0	
Missing	System Missing	53	50.0		
	Total	53	50.0		
Total		106	100.0		

Frequencies

Statistics

	N		Mode
	Valid	Missing	
Own or rent home	106	0	1

Own or rent home

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Own	92	86.8	86.8	86.8
Rent	12	11.3	11.3	98.1
99	2	1.9	1.9	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Frequencies

Statistics

	N		Mode
	Valid	Missing	
value or home at purchase	94	12	1
Year home was purchased	94	12	1995 ^a
Current market value of home	94	12	5
Home ownership status	94	12	1
Contacted a bank about home loan	94	12	2
Contacted NEAR about home loan	93	13	2

a. Multiple modes exist. The smallest value is shown

Value of home at purchase

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	under \$35,000	25	23.6	26.6	26.6
	\$35,000-45,000	19	17.9	20.2	46.8
	\$45,001-55,000	14	13.2	14.9	61.7
	\$55,001-65,000	15	14.2	16.0	77.7
	\$65,001-75,000	9	8.5	9.6	87.2
	\$75,001+	4	3.8	4.3	91.5
	99	8	7.5	8.5	100.0
	Total	94	88.7	100.0	
Missing	System Missing	12	11.3		
	Total	12	11.3		
Total		106	100.0		

Mis

Tot

Year home was purchased

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid	99	6.6	7.4	7.4
1932	1	.9	1.1	8.5
1939	1	.9	1.1	9.6
1945	1	.9	1.1	10.6
1947	1	.9	1.1	11.7
1950	1	.9	1.1	12.8
1951	1	.9	1.1	13.8
1955	1	.9	1.1	14.9
1956	2	1.9	2.1	17.0
1957	2	1.9	2.1	19.1
1958	1	.9	1.1	20.2
1961	2	1.9	2.1	22.3
1965	1	.9	1.1	23.4
1966	1	.9	1.1	24.5
1968	1	.9	1.1	25.5
1969	2	1.9	2.1	27.7
1973	1	.9	1.1	28.7
1975	1	.9	1.1	29.8
1977	1	.9	1.1	30.9
1978	1	.9	1.1	31.9
1979	1	.9	1.1	33.0
1980	2	1.9	2.1	35.1
1981	1	.9	1.1	36.2
1982	2	1.9	2.1	38.3
1983	1	.9	1.1	39.4
1984	2	1.9	2.1	41.5
1986	1	.9	1.1	42.6
1987	1	.9	1.1	43.6
1988	6	5.7	6.4	50.0
1990	2	1.9	2.1	52.1
1991	5	4.7	5.3	57.4
1992	3	2.8	3.2	60.6
1993	5	4.7	5.3	66.0
1994	5	4.7	5.3	71.3
1995	9	8.5	9.6	80.9
1996	6	5.7	6.4	87.2
1997	9	8.5	9.6	96.8
1998	3	2.8	3.2	100.0
Total	94	88.7	100.0	
Missing	System			
Missing	Missing	12	11.3	
Total	Total	12	11.3	
Total		106	100.0	

Current market value of home

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	under \$35,000	2	1.9	2.1	2.1
	\$35,001-45,000	14	13.2	14.9	17.0
	\$45,001-55,000	21	19.8	22.3	39.4
	\$55,001-65,000	12	11.3	12.8	52.1
	\$65,001-75,000	23	21.7	24.5	76.6
	\$75,001+	8	7.5	8.5	85.1
	99	14	13.2	14.9	100.0
	Total	94	88.7	100.0	
Missing	System Missing	12	11.3		
	Total	12	11.3		
Total		106	100.0		

Home ownership status

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Own on a mortgage	61	57.5	64.9	64.9
	Contract for deed	7	6.6	7.4	72.3
	Own without debt	21	19.8	22.3	94.7
	Other	2	1.9	2.1	96.8
	99	3	2.8	3.2	100.0
	Total	94	88.7	100.0	
Missing	System Missing	12	11.3		
	Total	12	11.3		
Total		106	100.0		

Contacted a bank about home loan

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	28	26.4	29.8	29.8
	No	61	57.5	64.9	94.7
	99	5	4.7	5.3	100.0
	Total	94	88.7	100.0	
Missing	System Missing	12	11.3		
	Total	12	11.3		
Total		106	100.0		

Contacted NEAR about home loan

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	9	8.5	9.7	9.7
	No	80	75.5	86.0	95.7
	99	4	3.8	4.3	100.0
	Total	93	87.7	100.0	
Missing	System Missing	13	12.3		
	Total	13	12.3		
Total		106	100.0		

Frequencies

Statistics

	N		Mode
	Valid	Missing	
Rate of neighborhood	106	0	2
Main reason to live in neighborhood	106	0	5
REASON2	28	78	2
REASON3	6	100	5
Good place to raise children	103	3	1
Quality of NEnd housing	106	0	3

Rate of neighborhood

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Excellent	8	7.5	7.5	7.5
Good	56	52.8	52.8	60.4
Fair	36	34.0	34.0	94.3
Poor	4	3.8	3.8	98.1
99	2	1.9	1.9	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Main reason to live in neighborhood

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Good location	29	27.4	27.4	27.4
Neighbors are friendly	5	4.7	4.7	32.1
Close to friends/family	9	8.5	8.5	40.6
Good schools	2	1.9	1.9	42.5
Affordable housing	45	42.5	42.5	84.9
Other	8	7.5	7.5	92.5
Long-term resident	6	5.7	5.7	98.1
99	2	1.9	1.9	100.0
Total	106	100.0	100.0	
Total	106	100.0		

REASON2

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	2	10	9.4	35.7	35.7
	3	4	3.8	14.3	50.0
	4	1	.9	3.6	53.6
	5	7	6.6	25.0	78.6
	6	6	5.7	21.4	100.0
	Total	28	26.4	100.0	
Missing	System Missing	78	73.6		
	Total	78	73.6		
Total		106	100.0		

REASON3

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1	1	.9	16.7	16.7
	3	2	1.9	33.3	50.0
	5	3	2.8	50.0	100.0
	Total	6	5.7	100.0	
Missing	System Missing	100	94.3		
	Total	100	94.3		
Total		106	100.0		

Good place to raise children

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	49	46.2	47.6	47.6
	No	16	15.1	15.5	63.1
	Don't know	35	33.0	34.0	97.1
	99	3	2.8	2.9	100.0
	Total	103	97.2	100.0	
	System Missing	3	2.8		
Missing	Missing				
	Total	3	2.8		
Total		106	100.0		

Quality of NEnd housing

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Excellent	2	1.9	1.9	1.9
	Good	36	34.0	34.0	35.8
	Fair	52	49.1	49.1	84.9
	Poor	3	2.8	2.8	87.7
	Very poor	2	1.9	1.9	89.6
	Mixed	8	7.5	7.5	97.2
	99	3	2.8	2.8	100.0
	Total	106	100.0	100.0	
Total		106	100.0		

Frequencies

Statistics

	N		Mean	Median	Mode	Std. Deviation
	Valid	Missing				
Availability of grocery	106	0	5.10	2.00	2	16.13
Availability of pharmacy	106	0	5.61	2.00	2	18.60
Availability of restaurants	106	0	7.09	3.00	2	20.56
Availability of city services	106	0	6.11	2.00	2	18.50
Availability of recreation centers	106	0	11.62	3.00	2	28.35

Availability of grocery

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Excellent	18	17.0	17.0	17.0
Good	45	42.5	42.5	59.4
Fair	24	22.6	22.6	82.1
Poor	16	15.1	15.1	97.2
99	3	2.8	2.8	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Availability of pharmacy

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Excellent	28	26.4	26.4	26.4
Good	54	50.9	50.9	77.4
Fair	18	17.0	17.0	94.3
Poor	1	.9	.9	95.3
Very poor	1	.9	.9	96.2
99	4	3.8	3.8	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Availability of restaurants

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Excellent	10	9.4	9.4	9.4
Good	40	37.7	37.7	47.2
Fair	38	35.8	35.8	83.0
Poor	12	11.3	11.3	94.3
Very poor	1	.9	.9	95.3
99	5	4.7	4.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Availability of city services

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Excellent	5	4.7	4.7	4.7
	Good	52	49.1	49.1	53.8
	Fair	38	35.8	35.8	89.6
	Poor	6	5.7	5.7	95.3
	Very poor	1	.9	.9	96.2
	99	4	3.8	3.8	100.0
	Total	106	100.0	100.0	
Total		106	100.0		

Availability of recreation centers

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Excellent	12	11.3	11.3	11.3
	Good	38	35.8	35.8	47.2
	Fair	31	29.2	29.2	76.4
	Poor	14	13.2	13.2	89.6
	Very poor	1	.9	.9	90.6
	99	10	9.4	9.4	100.0
	Total	106	100.0	100.0	
Total		106	100.0		

Frequencies

Statistics

	N		Mode
	Valid	Missing	
Regularly shop on Rice Street	106	0	1
Type of Rice St. store	86	20	1
TYPSTOR2	52	54	2
TYPSTOR3	27	79	3 ^a
Rice Street improvements	105	1	2 ^a
RICEIMP2	35	71	4 ^a
RICEIMP3	9	97	5

a. Multiple modes exist. The smallest value is shown

Regularly shop on Rice Street

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	85	80.2	80.2	80.2
	No	20	18.9	18.9	99.1
	99	1	.9	.9	100.0
	Total	106	100.0	100.0	
Total		106	100.0		

Type of Rice St. store

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Grocery	49	46.2	57.0	57.0
	Gas station	11	10.4	12.8	69.8
	Pharmacy	3	2.8	3.5	73.3
	Convenience	2	1.9	2.3	75.6
	All of the above	17	16.0	19.8	95.3
	Other	1	.9	1.2	96.5
	Hardware	2	1.9	2.3	98.8
	99	1	.9	1.2	100.0
	Total	86	81.1	100.0	
Missing	System Missing	20	18.9		
	Total	20	18.9		
Total		106	100.0		

TYPSTOR2

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	2	24	22.6	46.2	46.2
	3	21	19.8	40.4	66.5
	4	4	3.8	7.7	74.2
	6	2	1.9	3.8	78.1
	7	1	.9	1.9	80.0
	Total	52	49.1	100.0	
Missing	System Missing	54	50.9		
	Total	54	50.9		
Total		106	100.0		

TYPSTOR3

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	3	10	9.4	37.0	37.0
	4	10	9.4	37.0	74.1
	6	2	1.9	7.4	81.5
	7	5	4.7	18.5	100.0
	Total	27	25.5	100.0	
Missing	System Missing	79	74.5		
	Total	79	74.5		
Total		106	100.0		

Rice Street improvements

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Streetscaping	15	14.2	14.3	14.3
	More police patrol	21	19.8	20.0	34.3
	More stoplights, street signs	7	6.6	6.7	41.0
	Remodeling/Reconstructing buildings	21	19.8	20.0	61.0
	Lower vacancy/More businesses	8	7.5	7.6	68.6
	Other	12	11.3	11.4	80.0
	None needed	4	3.8	3.8	83.8
	More homeowners	1	.9	1.0	84.8
	99	16	15.1	15.2	100.0
	Total	105	99.1	100.0	
Missing	System Missing	1	.9		
	Total	1	.9		
Total		106	100.0		

RICEIMP2

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	2	6	5.7	17.1	17.1
	3	6	5.7	17.1	34.3
	4	9	8.5	25.7	60.0
	5	9	8.5	25.7	85.7
	6	3	2.8	8.6	94.3
	99	2	1.9	5.7	100.0
	Total	35	33.0	100.0	
Missing	System Missing	71	67.0		
	Total	71	67.0		
Total		106	100.0		

RICEIMP3

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	3	1	.9	11.1	11.1
	4	1	.9	11.1	22.2
	5	4	3.8	44.4	66.7
	6	1	.9	11.1	77.8
	99	2	1.9	22.2	100.0
	Total	9	8.5	100.0	
Missing	System Missing	97	91.5		
	Total	97	91.5		
Total		106	100.0		

Frequencies

Statistics

	N		Mode
	Valid	Missing	
Recreational activities	97	9	0
Member of local club/organization	106	0	2
Type of club/org.	17	89	1 ^a
Member of block club	106	0	2

a. Multiple modes exist. The smallest value is shown

Recreational activities

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	None	44	41.5	45.4	45.4
	Theme days/Parade	4	3.8	4.1	49.5
	Sports	11	10.4	11.3	60.8
	Recreation center	2	1.9	2.1	62.9
	Parks/playgrounds	5	4.7	5.2	68.0
	Age-related	1	.9	1.0	69.1
	Other	3	2.8	3.1	72.2
	99	27	25.5	27.8	100.0
	Total	97	91.5	100.0	
Missing	System Missing	9	8.5		
	Total	9	8.5		
Total		106	100.0		

Member of local club/organization

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	19	17.9	17.9	17.9
	No	82	77.4	77.4	95.3
	99	5	4.7	4.7	100.0
	Total	106	100.0	100.0	
Total		106	100.0		

Type of club/org.

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Religious	4	3.8	23.5	23.5
	Gender-related	2	1.9	11.8	35.3
	Veteran-related	1	.9	5.9	41.2
	District 6/NEAR	2	1.9	11.8	52.9
	Other	3	2.8	17.6	70.6
	block club	1	.9	5.9	76.5
	99	4	3.8	23.5	100.0
	Total	17	16.0	100.0	
	System Missing	89	84.0		
Missing	Total	89	84.0		
Total		106	100.0		

Member of block club

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	5	4.7	4.7	4.7
No	91	85.8	85.8	90.6
No club exists	3	2.8	2.8	93.4
4	1	.9	.9	94.3
22	1	.9	.9	95.3
99	5	4.7	4.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Frequencies

Statistics

	N		Mode
	Valid	Missing	
Neighborhood more drawn together	90	16	99
TOGETHR2	5	101	99

Neighborhood more drawn together

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Increase individual communication	6	5.7	6.7	6.7
Increase home ownership	1	.9	1.1	7.8
Improve homes/yards	2	1.9	2.2	10.0
Social events	10	9.4	11.1	21.1
Formal neighborhood meetings/groups	4	3.8	4.4	25.6
Lower crime	3	2.8	3.3	28.9
Can't be done	2	1.9	2.2	31.1
Already "together"	2	1.9	2.2	33.3
Other	5	4.7	5.6	38.9
99	55	51.9	61.1	100.0
Total	90	84.9	100.0	
Missing System Missing	16	15.1		
Total	16	15.1		
Total	106	100.0		

TOGETHR2

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	2	1	.9	20.0	20.0
	5	1	.9	20.0	40.0
	99	3	2.8	60.0	100.0
	Total	5	4.7	100.0	
Missing	System Missing	101	95.3		
	Total	101	95.3		
Total		106	100.0		

Frequencies

Statistics

	N		Median
	Valid	Missing	
Number of neighbors know	102	4	3.00

Number of neighbors know

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	4	3.8	3.9	3.9
	1	12	11.3	11.8	15.7
	2	22	20.8	21.6	37.3
	3	16	15.1	15.7	52.9
	4	15	14.2	14.7	67.6
	5	13	12.3	12.7	80.4
	6	8	7.5	7.8	88.2
	7	1	.9	1.0	89.2
	8	1	.9	1.0	90.2
	9	1	.9	1.0	91.2
	10	2	1.9	2.0	93.1
	12	2	1.9	2.0	95.1
	14	1	.9	1.0	96.1
	99	4	3.8	3.9	100.0
	Total	102	96.2	100.0	
Missing	System Missing	4	3.8		
	Total	4	3.8		
Total		106	100.0		

Frequencies

Statistics

	N	
	Valid	Missing
Responsiveness of city officials	106	0
Concerned about personal safety	106	0
Most of friends in North End	106	0

Responsiveness of city officials

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Very responsive	11	10.4	10.4	10.4
Somewhat responsive	34	32.1	32.1	42.5
Not very responsive	18	17.0	17.0	59.4
Not at all responsive	3	2.8	2.8	62.3
Don't know	27	25.5	25.5	87.7
NA	2	1.9	1.9	89.6
99	11	10.4	10.4	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Concerned about personal safety

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Very often	22	20.8	20.8	20.8
Sometimes	45	42.5	42.5	63.2
Not very often	20	18.9	18.9	82.1
Never	16	15.1	15.1	97.2
99	3	2.8	2.8	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Most of friends in North End

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	29	27.4	27.4	27.4
No	72	67.9	67.9	95.3
99	5	4.7	4.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Frequencies

Statistics

	N		Mean	Median	Mode	Std. Deviation
	Valid	Missing				
Year born	106	0	1775.59	1949.50	99	543.93
Birth of spouse/partner	66	40	1672.52	1955.00	99	670.18

Year born

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid 99	10	9.4	9.4	9.4
1907	1	.9	.9	10.4
1912	1	.9	.9	11.3
1914	1	.9	.9	12.3
1915	1	.9	.9	13.2
1918	2	1.9	1.9	15.1
1921	2	1.9	1.9	17.0
1923	1	.9	.9	17.9
1925	2	1.9	1.9	19.8
1928	1	.9	.9	20.8
1929	1	.9	.9	21.7
1930	2	1.9	1.9	23.6
1931	2	1.9	1.9	25.5
1932	2	1.9	1.9	27.4
1936	2	1.9	1.9	29.2
1938	1	.9	.9	30.2
1939	1	.9	.9	31.1
1940	1	.9	.9	32.1
1941	1	.9	.9	33.0
1942	2	1.9	1.9	34.9
1943	2	1.9	1.9	36.8
1944	3	2.8	2.8	39.6
1945	5	4.7	4.7	44.3
1947	1	.9	.9	45.3
1948	1	.9	.9	46.2
1949	4	3.8	3.8	50.0
1950	2	1.9	1.9	51.9
1951	1	.9	.9	52.8
1953	1	.9	.9	53.8
1954	2	1.9	1.9	55.7
1956	3	2.8	2.8	58.5
1957	3	2.8	2.8	61.3
1958	1	.9	.9	62.3
1959	4	3.8	3.8	66.0
1960	5	4.7	4.7	70.8
1961	2	1.9	1.9	72.6
1962	3	2.8	2.8	75.5
1963	3	2.8	2.8	78.3
1964	1	.9	.9	79.2
1965	3	2.8	2.8	82.1
1966	2	1.9	1.9	84.0
1967	3	2.8	2.8	86.8
1968	3	2.8	2.8	89.6
1969	4	3.8	3.8	93.4
1970	2	1.9	1.9	95.3
1972	1	.9	.9	96.2
1975	2	1.9	1.9	98.1
1977	1	.9	.9	99.1
1980	1	.9	.9	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Birth of spouse/partner

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid 99	10	9.4	15.2	15.2
1916	1	.9	1.5	16.7
1918	1	.9	1.5	18.2
1922	1	.9	1.5	19.7
1923	1	.9	1.5	21.2
1926	1	.9	1.5	22.7
1928	1	.9	1.5	24.2
1930	2	1.9	3.0	27.3
1936	1	.9	1.5	28.8
1937	1	.9	1.5	30.3
1938	1	.9	1.5	31.8
1940	1	.9	1.5	33.3
1941	1	.9	1.5	34.8
1943	1	.9	1.5	36.4
1945	2	1.9	3.0	39.4
1946	1	.9	1.5	40.9
1949	1	.9	1.5	42.4
1950	1	.9	1.5	43.9
1952	2	1.9	3.0	47.0
1955	3	2.8	4.5	51.5
1956	1	.9	1.5	53.0
1957	3	2.8	4.5	57.6
1958	3	2.8	4.5	62.1
1959	3	2.8	4.5	66.7
1960	2	1.9	3.0	69.7
1961	2	1.9	3.0	72.7
1963	1	.9	1.5	74.2
1964	1	.9	1.5	75.8
1965	2	1.9	3.0	78.8
1966	1	.9	1.5	80.3
1967	2	1.9	3.0	83.3
1968	2	1.9	3.0	86.4
1969	1	.9	1.5	87.9
1970	2	1.9	3.0	90.9
1972	2	1.9	3.0	93.9
1973	2	1.9	3.0	97.0
1975	1	.9	1.5	98.5
1977	1	.9	1.5	100.0
Total	66	62.3	100.0	
Missing System Missing	40	37.7		
Total	40	37.7		
Total	106	100.0		

Frequencies

Statistics

	N		Mode
	Valid	Missing	
Sex of respondent	106	0	2
Respondent's race/ethnicity	106	0	5
Marital Status	106	0	2

Sex of respondent

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Male	36	34.0	34.0	34.0
Female	60	56.6	56.6	90.6
5	1	.9	.9	91.5
99	9	8.5	8.5	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Respondent's race/ethnicity

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid African American/Black	1	.9	.9	.9
Asian/Pacific Islander	6	5.7	5.7	6.6
Hispanic/Latino	3	2.8	2.8	9.4
Native American/Indian	2	1.9	1.9	11.3
White/Caucasian	83	78.3	78.3	89.6
Other	5	4.7	4.7	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Marital Status

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Single	27	25.5	25.5	25.5
Married	46	43.4	43.4	68.9
Divorced	15	14.2	14.2	83.0
Separated	1	.9	.9	84.0
Widowed	8	7.5	7.5	91.5
Other	3	2.8	2.8	94.3
99	6	5.7	5.7	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Frequencies

Statistics

	N		Mean	Median	Mode	Std. Deviation
	Valid	Missing				
Number of people living in home	105	1	11.17	3.00	2	27.07
Number of people who work outside home	105	1	8.03	2.00	2	24.45

Number of people living in home

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid 0	2	1.9	1.9	1.9
1	15	14.2	14.3	16.2
2	28	26.4	26.7	42.9
3	23	21.7	21.9	64.8
4	15	14.2	14.3	79.0
5	6	5.7	5.7	84.8
6	3	2.8	2.9	87.6
7	1	.9	1.0	88.6
8	2	1.9	1.9	90.5
11	1	.9	1.0	91.4
99	9	8.5	8.6	100.0
Total	105	99.1	100.0	
Missing System Missing	1	.9		
Total	1	.9		
Total	106	100.0		

Number of people who work outside home

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid 0	19	17.9	18.1	18.1
1	30	28.3	28.6	46.7
2	33	31.1	31.4	78.1
3	12	11.3	11.4	89.5
4	2	1.9	1.9	91.4
5	2	1.9	1.9	93.3
99	7	6.6	6.7	100.0
Total	105	99.1	100.0	
Missing System Missing	1	.9		
Total	1	.9		
Total	106	100.0		

Frequencies

Statistics

	N		Mode
	Valid	Missing	
1997 household income before taxes	106	0	6
Respondent is retired	106	0	2
Job location	84	22	3
Minutes to travel to job	83	23	2
How respondent commutes to job	84	22	1

1997 household income before taxes

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid under \$15,000	14	13.2	13.2	13.2
\$15,000-19,999	8	7.5	7.5	20.8
\$20,000-24,999	18	17.0	17.0	37.7
\$25,000-29,999	10	9.4	9.4	47.2
\$30,000-39,999	16	15.1	15.1	62.3
\$40,000-54,999	19	17.9	17.9	80.2
\$55,000 and up	5	4.7	4.7	84.9
99	16	15.1	15.1	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Respondent is retired

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid Yes	15	14.2	14.2	14.2
No	79	74.5	74.5	88.7
99	12	11.3	11.3	100.0
Total	106	100.0	100.0	
Total	106	100.0		

Job location

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid North End	7	6.6	8.3	8.3
Adjacent neighborhood	6	5.7	7.1	15.5
St. Paul	32	30.2	38.1	53.6
Minneapolis	10	9.4	11.9	65.5
Suburbs	18	17.0	21.4	86.9
Other	3	2.8	3.6	90.5
99	8	7.5	9.5	100.0
Total	84	79.2	100.0	
Missing System Missing	22	20.8		
Total	22	20.8		
Total	106	100.0		

Minutes to travel to job

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid				
under 5 minutes	8	7.5	9.6	9.6
6-10	20	18.9	24.1	33.7
11-15	19	17.9	22.9	56.6
16-20	16	15.1	19.3	75.9
21-30	7	6.6	8.4	84.3
more than thirty minutes	4	3.8	4.8	89.2
99	9	8.5	10.8	100.0
Total	83	78.3	100.0	
Missing				
System Missing	23	21.7		
Total	23	21.7		
Total	106	100.0		

How respondent commutes to job

	Frequency	Percent	Valid Percent	Cumulative Percent
Valid				
Car (alone)	58	54.7	69.0	69.0
Car pool	4	3.8	4.8	73.8
Bus	8	7.5	9.5	83.3
Walk	2	1.9	2.4	85.7
Other	3	2.8	3.6	89.3
99	9	8.5	10.7	100.0
Total	84	79.2	100.0	
Missing				
System Missing	22	20.8		
Total	22	20.8		
Total	106	100.0		

Frequencies

Statistics

	N		Mode
	Valid	Missing	
Children living in home	105	1	2
Number of kids	49	57	1
Number of kids less than six years	48	58	0

Children living in home

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	46	43.4	43.8	43.8
	No	55	51.9	52.4	96.2
	99	4	3.8	3.8	100.0
	Total	105	99.1	100.0	
Missing	System Missing	1	.9		
	Total	1	.9		
Total		106	100.0		

Number of kids

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1	19	17.9	38.8	38.8
	2	15	14.2	30.6	69.4
	3	8	7.5	16.3	85.7
	4	2	1.9	4.1	89.8
	5	1	.9	2.0	91.8
	99	4	3.8	8.2	100.0
	Total	49	46.2	100.0	
Missing	System Missing	57	53.8		
	Total	57	53.8		
Total		106	100.0		

Number of kids less than six years

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	0	22	20.8	45.8	45.8
	1	14	13.2	29.2	75.0
	2	6	5.7	12.5	87.5
	3	2	1.9	4.2	91.7
	99	4	3.8	8.3	100.0
	Total	48	45.3	100.0	
Missing	System Missing	58	54.7		
	Total	58	54.7		
Total		106	100.0		

The following questions ask about your involvement in, and opinions about, the North End neighborhood. N.E.A.R. is collecting this information in order to better serve the community and to gain a better understanding of who lives and works in the area. Results are confidential.

Q1. Address _____

Q2. How many years have you lived in the North End? _____

Q3. How many years have you lived at your current home? _____

Q4. How many years do you intend to stay in your current home? _____

Q5. How many years do you intend to stay in the area? _____

Q6. Is this a single family, duplex, or multi-unit building?

1. Single
2. Duplex
3. Multi

Q7. How many bedrooms does your home have?

1. One
2. Two
3. Three
4. Four
5. Five or more

Q8. Have you made any home improvements in the past five years?

1. Yes
2. No

If yes, what type of improvements were made?

1. Systems: Heating, Plumbing or Electrical
2. Structural: Foundation, Roof, Insulation, Windows
3. Interior: Bath, Kitchen, Repair of Walls, Floors
4. Exterior: Porch, Painting, Siding, Landscaping, Addition, Sidewalk or Steps
Garage
5. Other _____

Q9. Please circle any housing improvements that are currently needed in the home in which you live (Circle specific items).

1. Systems: Heating, Plumbing or Electrical
2. Structural: Foundation, Roof, Insulation, Windows
3. Interior: Bath, Kitchen, Repair of Walls, Floors
4. Exterior: Porch, Painting, Siding, Landscaping, Addition, Sidewalk or Steps
Garage
5. Other _____

Q10. Please rank your top three priorities from the list above:

- 1) _____
- 2) _____
- 3) _____

Q11. Do you own or rent your home?

1. Own
2. Rent

If owner,

(FOR HOMEOWNERS ONLY, QUESTIONS 12 THROUGH 17)

Q12. What was the value of your house when you purchased it?

1. under \$35,000
2. 35,001-45,000
3. \$45,001-55,000
4. \$55,001-65,000
5. \$65,001-75,000
6. \$75,001+

Q13. In what year did you purchase your house? _ _ _ _

Q14. What is the current market value of your house?

1. under \$35,000
2. \$35,001-45,000
3. \$45,001-55,000
4. \$55,001-65,000
5. \$65,001-75,000
6. \$75,001+

Q15. Which best describes the status of your home ownership?

1. Own it on a mortgage (with bank financing)
2. Making payments on a contract for deed
3. Own it without any debt
4. Not sure of status
5. Other _____

Q16. Have you ever contacted a bank about a home loan?

1. Yes
2. No

Q17. Have you ever contacted N.E.A.R. about a home grant or loan?

1. Yes
2. No

Neighborhood Concerns/Attitudes

Q18. Overall, what is it like to live in your neighborhood?

1. Excellent
2. Good
3. Fair
4. Poor

Q19. What is the main reason you live in your neighborhood?

1. Good location
2. Neighbors are friendly
3. Close to friends and/or family
4. Good schools
5. Affordable housing
6. Other _____

Q20. Is your neighborhood a good place to raise children?

1. Yes
2. No
3. Don't Know

Q21. How would you rate the quality of the housing in the North End?

1. Excellent
2. Good
3. Fair
4. Poor
5. Very Poor

Q22. Rank the availability of these services in the North End from poor to excellent:

	<u>Excellent</u>	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>Very Poor</u>
Grocery	1	2	3	4	5
Pharmacy	1	2	3	4	5
Restaurant	1	2	3	4	5
City Services (i.e., Utilities, streets)	1	2	3	4	5
Recreation centers	1	2	3	4	5

Q23. Do you regularly shop on Rice St.?

1. Yes
2. No

If yes,

At which type of stores do you most often shop?

- a. Grocery
- b. Gas station
- c. Pharmacy
- d. Convenience
- e. Other _____

Q24. What improvement would you most like to see made to Rice Street?

1. Streetscaping (plants, trees, signs)
2. More police patrol
3. More stoplights, street signs
4. Remodeling/Reconstructing buildings
5. Lower vacancy/More businesses
6. Other _____

Q25. Can you name any recreational activities in which you participate in the North End?

Q26. Are you a member of any local clubs or organizations?

1. Yes
2. No

If yes,

Which ones?

Q27. Are you a block club member?

1. Yes
2. No

Q28. How do you feel the neighborhood could be more "drawn together" as a community?

Q29. How responsive do you feel City officials are to neighborhood concerns?

1. Very responsive
2. Somewhat responsive
3. Not very responsive
4. Not at all responsive
5. Don't know

Please explain the reason for your answer.

Q30. How often are you concerned about your personal safety in your neighborhood?

1. Very often
2. Sometimes
3. Not very often
4. Never

Q31. How many of your neighbors do you know well enough to ask for help if needed?
_____ neighbors

Q32. Do most of your friends live in the North End?

1. Yes
2. No

Personal Demographics

These questions are intended to give NEAR a better understanding of the characteristics of those who live in the North End.

Q33. What year were you born? _ _ _ _

Q34. Are you:

1. Male
2. Female

Q35. How would you describe your racial background? (Choose all that apply)

1. African American/ Black
2. Asian/ Pacific Islander
3. Hispanic/ Latino
4. Native American/ American Indian
5. White/ Caucasian
6. Other _____

Q36. How would you describe your Marital Status?

1. Single
2. Married
3. Divorced
4. Separated
5. Widowed
6. Other _____

Q37. If you live with a partner or spouse, what year were they born? _ _ _ _

Q38. How many people in the household work outside of the home? _____

Q39. Including yourself, how many people currently live in your home? _____

Q40. What was your total 1997 Household Income before taxes?

1. under \$15,000
2. \$15,000-19,999
3. \$20,000-24,999
4. \$25,000-29,999
5. \$30,000-39,999
6. \$40,000-54,999
7. \$55,000 and up

If you are currently employed,

(QUESTIONS 41 THROUGH 43)

Q41. Where is your current job located?

1. North End
2. Adjacent Neighborhood
3. St. Paul
4. Minneapolis
5. Suburbs
6. Other _____

Q42. How many minutes does it usually take you to travel one way to work?

1. under 5 minutes
2. 6-10
3. 11-15
4. 16-20
5. 21-30
6. more than 30 minutes

Q43. How do you usually travel to work?

1. Car (alone)
2. Car pool
3. Bus
4. Walk
5. Bike
6. Other _____

Q44. Do you currently have any children younger than eighteen living at home?

1. Yes
2. No

If yes,

List their ages

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Q45. Do you have any additional comments or questions?

Thank you!